

Property Location 42 JOHN ST

Vision ID 1609

Account # 1644

Map ID 25/ 36/ 49/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11-03-2020 12:30:54

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
CRAVEN RICHARD A SR 42 JOHN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	85800	85,800											
						RES LAND	101	84900	84,900											
						RESIDNTL.	101	14400	14,400											
		DRAINAGE		VIEW	COMMUNITY															
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
GIS ID F_380043_2853972						Total				185,100	185,100									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
CRAVEN RICHARD A SR STONE KEITH J +, BOWEN		10880	0302	08-06-1999	U	I	117,900	Year 2020 Code 101 101 101 Total	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		07246	0334	08-21-1989	U	I	117,000		2019	101	81,300	2018	101	75,200						
		02213	0151	12-03-1952	U	I	0		2019	101	84,900	2018	101	82,400						
									2019	101	14,400	2018	101	14,400						
								Total	180600	Total	175900	Total	172000							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int												
Total			0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					85,800					
0001						101		MA		Appraised Xf (B) Value (Bldg)					0					
												Appraised Ob (B) Value (Bldg)					14,400			
												Appraised Land Value (Bldg)					84,900			
												Special Land Value					0			
												Total Appraised Parcel Value					185,100			
												Valuation Method					C			
												Adjustment								
												Net Total Appraised Parcel Value					185,100			
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
306	11-12-2002	34	FIREPLACE	4,000				NVC	05-11-2018			333	4	INFO AT DOOR						
202	08-14-1996	MN	Manual Note	14,000				GARAGE	04-07-2004			317	14	INSPECTED						
									03-26-2004			250	22	MAILER SENT						
									11-18-2003			274	2	MEASURED						
									01-16-2003			274	15	PERMIT VISIT						
									12-20-1996			200	15	PERMIT VISIT						
									08-25-1980			500	3	MEAS+INSPCTD						
LAND LINE VALUATION SECTION																				
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RC				10,410 SF	8.16	1.000	5	LAND	1.00	MA	1.00		0	1.000	8.16	84,900	
Total Card Land Units							0.239	AC	Parcel Total Land Area: 0.2390							Total Land Value				84,900

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	125.02	
Interior Floor 2			RCN	150,521	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	85,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	48	7.48	1964	60	0.00	AV	A	1.00	200
03	GARAGE	OB	Outbuildi	L	720	28.18	1996	70	0.00	GD	A	1.00	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		28.65	24,753	
FFL	1ST FLOOR	864	864		143.08	123,622	
OFF	OPEN PORCH	0	148		14.50	2,146	
Ttl Gross Liv / Lease Area		864	1,876	1,052		150,521	

