

Property Location 48 JOHN ST
Vision ID 1355

Account # 1390

Map ID 24/ 137/ 48/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 3:23:59 PM

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MUNZERT ISaura N 48 JOHN ST EAST LONGMEADOW MA 01028 GIS ID F_380007_2854055		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDENTL.	101	110500	110,500														
						RES LAND	101	91600	91,600														
		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#																	
						Total				202,100	202,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MUNZERT ISaura N DEVINE NANCY S, HAMDANI NANCY S, PARZYCH MARGARET I PARZYCH JEFFREY R		19353	0568	07-19-2012	U	I	100,000	1A	Year	Code	Assessed	Year	Code	Assessed									
		11457	0335	12-27-2000	U	I	1	1A	2021	101	105,800	2020	101	100,100									
		09143	0231	05-31-1995	U	I	120,000			101	84,900		101	82,400									
		07619	0241	01-04-1991	U	I	1	1															
		06094	0010	05-22-1986	U	I	71,500																
		Total						190,700		Total		185,000		Total	179,700								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int							
									APPRAISED VALUE SUMMARY														
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MA															
NOTES																							
									Appraised BLDG. Value (Card)						110,500								
									Appraised Xf (B) Value (Bldg)						0								
									Appraised Ob (B) Value (Bldg)						0								
									Appraised Land Value (Bldg)						91,600								
									Special Land Value						0								
									Total Appraised Parcel Value						202,100								
									Valuation Method						C								
									Adjustment														
									Net Total Appraised Parcel Value						202,100								
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									
201202945	08-29-2012	8	RENOVATION	34,500				REPLACE SHEET R	06-26-2015			317	3	MEAS+INSPCTD									
									05-29-2013			317	15	PERMIT VISIT									
									03-26-2004			250	22	MAILER SENT									
									11-18-2003			274	2	MEASURED									
									09-06-1991			131	3	MEAS+INSPCTD									
									05-29-1980			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				10,262 SF	8.93	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.93	91,600		
Total Card Land Units							0.24	AC	Parcel Total Land Area: 0.24							Total Land Value							91,600

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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	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		117.53
Interior Floor 1	3	HARDWOOD	RCN		175,468
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		110,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		26.14	22,586	
FFL	1ST FLOOR	1,004	1,004		130.56	131,079	
GAR	GARAGE	0	336		52.07	17,495	
OPF	OPEN PORCH	0	330		13.06	4,308	
Ttl Gross Liv / Lease Area		1,004	2,534	1,344		175,468	

