

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TORRES MEGHAN A TORRES HECTOR F 70 JOHN STREET EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	101500		101,500												
												RES LAND		101	92400		92,400												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	68700		68,700												
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		262,600		262,600									
				Alt Prcl ID																									
				SP Permit FDC:FDC																									
				Chapter Land																									
GIS ID F_379825_2854505				OC Dates 5/21/2010						Mailed						Total		262,600		262,600									
				In+Ex FY																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TORRES MEGHAN A CHIUSANO NICHOLAS J, THE SECRETARY OF HOUSING&,URBAN D WELLS FARGO HOME,MORTGAGE INC WORTHY KEITH X AND,				18394	0541	07-30-2010	U	I			230,000	1A	2021	101	97,300	2020	101	92,300	2019	101	89,800								
				11525	0209	02-28-2001	U	I			112,500	1S																	
				11341	0543	09-20-2000	U	I			10	1B																	
				11236	0019	06-20-2000	U	I			110,091	1L																	
				09119	0481	05-01-1995	U	I			103,500		Total		251,600	Total		246,600	Total		241,600								
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																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MA																					
NOTES																													
												Appraised BLDG. Value (Card)										101,500							
												Appraised Xf (B) Value (Bldg)										0							
												Appraised Ob (B) Value (Bldg)										68,700							
												Appraised Land Value (Bldg)										92,400							
												Special Land Value										0							
												Total Appraised Parcel Value										262,600							
												Valuation Method										C							
												Adjustment																	
												Net Total Appraised Parcel Value										262,600							
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	
298		11-20-2009		4		ADDITION		40,000								O C 5/21/2010 GA		05-11-2018						333		2		MEASURED	
202		06-01-1988		MN		Manual Note		11,000								FGR		12-03-2010						317		15		PERMIT VISIT	
																		01-14-2010						316		15		PERMIT VISIT	
																		03-26-2004						250		22		MAILER SENT	
																		11-20-2003						274		2		MEASURED	
																		12-12-1988						105		15		PERMIT VISIT	
																		07-19-1980						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				11,987	SF	7.71	1.000	5	LAND	1.00	MA	1.00					0		1.000	7.71	92,400				
Total Card Land Units								0.28	AC	Parcel Total Land Area: 0.28								Total Land Value								92,400			

Property Location 70 JOHN ST
Vision ID 1369

Account # 1404

Map ID 24/ 15/ 43/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 3:25:53 PM

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	
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	119.17	
Interior Floor 2			RCN	178,148	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	03	FULL	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	6		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	101,500	
FBM Sqft	648		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	960	28.18	1988	60	0.00	AV	A	1.00	16,200
FINK	FINSHDwKIT			L	960	62.00	2010	70	0.00	GD	G	1.25	52,100
02	SHED/FR			L	96	7.48	2013	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		27.46	23,726	
FFL	1ST FLOOR	1,088	1,088		137.14	149,211	
OFP	OPEN PORCH	0	32		12.86	411	
WDK	WOOD DECK	0	252		19.05	4,800	
Ttl Gross Liv / Lease Area		1,088	2,236	1,299		178,148	

