

State Use 101
Print Date 11/3/2021 3:57:41 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
CARDANO RUSSELL F CARDANO MELISSA A 18 JOHN ST EAST LONGMEADOW MA 01028 GIS ID F_380079_2853456				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		163800		163,800																		
												RES LAND		101		73900		73,900																		
												RESIDENTL.		101		1100		1,100																		
				SUPPLEMENTAL DATA																																
Alt Prcl ID						Received																														
SP Permit						NIA																														
Chapter Land						Field 8																														
OC Dates						Field 9																														
In+Ex FY						Field 10																														
Mailed						Assoc Pid#																														
										Total				238,800				238,800																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
CARDANO RUSSELL F MATUSZCZAK RICHARD J + AN HOBCO INC MCINNIS				09878 0509		05-30-1997		U		I		122,000				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed				
				07194 0528		06-15-1989		U		I		125,000				2021		101		156,900		2020		101		148,600		2019		101		144,400				
				06599 0094		08-21-1987		U		I		1						101		68,400				101		68,400				101		66,300				
				05343 0058		11-19-1982		U		I		0						101		1,100				101		1,100				101		1,100				
Total												226,400				Total				218,100				Total				211,800								
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 163,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,100 Appraised Land Value (Bldg) 73,900 Special Land Value 0 Total Appraised Parcel Value 238,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 238,800																		
Nbhd				Nbhd Name				B				Tracing				Batch																				
0001												101				MA																				
NOTES																																				
SUB DIV# 562																																				
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								
201502013		06-24-2015		62		SOLAR		41,600		04-29-2016		100		04-29-2016				12-15-2016						317		14		INSPECTED								
120		06-17-1999		11		POOL		3,000										12-09-2016						317		2		MEASURED								
222		09-24-1998		1		PORCH		1,100										04-29-2016						317		15		PERMIT VISIT								
168		06-01-1988		2		DWELLING		70,000										05-14-2004						319		14		INSPECTED								
																		03-26-2004						250		22		MAILER SENT								
																		11-08-2003						274		2		MEASURED								
																		11-04-1999						247		15		PERMIT VISIT								
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				11,671	SF	7.91	1.000	5	LAND	0.80	MA	1.00	SHP2		0			1.000	6.33	73,900												
Total Card Land Units																		0.27		AC	Parcel Total Land Area: 0.27				Total Land Value										73,900	

Property Location 18 JOHN ST
 Vision ID 1591

Account # 1626

Map ID 25/ 25/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 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	4	CARPET	Adj Base Rate	104.96	
Interior Floor 2			RCN	212,786	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1988	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	163,800	
FBM Sqft	332		Dep % Ovr		
FBM Quality	3		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
07	POOL A-C	OB	Outbuildi	L	18	69.00	1999	70	0.00	GD	G	1.25	1,100
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1995	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	664		23.65	15,705	
FFL	1ST FLOOR	664	664		118.08	78,407	
GAR	GARAGE	0	228		47.13	10,746	
OFP	OPEN PORCH	0	100		11.81	1,181	
PAT	PATIO	0	120		5.90	708	
SFL	2ND FLOOR	832	832		118.08	98,245	
WDK	WOOD DECK	0	474		16.44	7,793	
Ttl Gross Liv / Lease Area		1,496	3,082	1,802		212,786	

