

State Use 101
Print Date 12/12/2022 2:58:33 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
CARDANO RUSSELL F CARDANO MELISSA A 18 JOHN ST EAST LONGMEADOW MA 01028												Description		Code		Appraised			Assessed			1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		181200			181,200														
												RES LAND		101		81200			81,200														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1100			1,100														
				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_380079_2853456														Total		263,500			263,500														
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				2022		101		163,800		2021		101		156,900		2020		101		148,600	
				06599 0094		08-21-1987		U		I		1						101		73,900				101		68,400				101		68,400	
				05343 0058		11-19-1982		U		I		0						101		1,100				101		1,100				101		1,100	
																		Total		238,800		Total		226,400		Total		218,100					
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int							

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	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		117.30
Interior Floor 1	4	CARPET	RCN		238,424
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	3	FORCED H/W	Effective Year Built		1997
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		76
Extra Kitchens	0		RCNLD		181,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	332		Dep Ovr Comment		
FBM Quality	3		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
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	76	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	664		26.08	17,319	
FFL	1ST FLOOR	664	664		130.22	86,463	
GAR	GARAGE	0	228		51.97	11,850	
OFP	OPEN PORCH	0	100		13.02	1,302	
PAT	PATIO	0	120		6.51	781	
SFL	2ND FLOOR	832	832		130.22	108,339	
WDK	WOOD DECK	0	474		26.10	12,370	
Ttl Gross Liv / Lease Area		1,496	3,082			238,424	

