

State Use 101
Print Date 12/12/2022 3:08:16 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
FREDERICK JOHN F FREDERICK VALERIE A 9 JOHN ST EAST LONGMEADOW MA 01028 GIS ID F_380307_2853386												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	116200		116,200						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	100900		100,900						
												RESIDNTL.		101	1200		1,200						
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		218,300		218,300					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
FREDERICK JOHN F CURRAN BRENDAN J + CURRAN BRENDAN J + ROSINSKI JOHNSON				09504 0261		05-31-1996		U	I		94,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				09504 0260		05-31-1996		U	I		1	2022		101	104,700	2021	101	100,300	2020	101	95,000		
				06850 0239		05-27-1988		U	I		104,900	101		91,800	101	84,900	101	84,900					
				06538 0446		06-26-1987		U	I		89,000	101	1,200	101	1,200	101	1,200						
				05701 0547		10-19-1984		U	I		0	1A	Total	197,700	Total	186,400	Total	181,100					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR	Amount										Comm Int			
Total				0.00										APPROAISED VALUE SUMMARY									
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)								116,200					
0001						101		MA		Appraised Xf (B) Value (Bldg)								0					
										Appraised Ob (B) Value (Bldg)								1,200					
										Appraised Land Value (Bldg)								100,900					
										Special Land Value								0					
										Total Appraised Parcel Value								218,300					
										Valuation Method								C					
										Adjustment													
										Net Total Appraised Parcel Value								218,300					
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				
201900536		02-21-2019		91	INSULATION		900			0		12 X 14 DINING RM REP WINDOW		05-11-2018			333	2	MEASURED				
157		06-02-2010		21	SIDING		4,935							12-03-2010			317	15	PERMIT VISIT				
100		04-18-2008		11	POOL		5,000							01-28-2009			317	15	PERMIT VISIT				
374		11-27-2007		4	ADDITION		37,000							04-11-2008			317	15	PERMIT VISIT				
251		09-01-1992		MN	Manual Note		1,250							11-18-2003			274	3	MEAS+INSPCTD				
														08-12-1991			181	2	MEASURED				
														06-18-1980			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				10,500	SF	9.61	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.61	100,900	
Total Card Land Units							0.24	AC	Parcel Total Land Area: 0.24							Total Land Value							100,900

Property Location 9 JOHN ST
 Vision ID 1647

Account # 1682

Map ID 25/ 44/ 51/ /
 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	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	2	CONC BLOCK	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		144.41
Interior Floor 1	3	HARDWOOD	RCN		166,031
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1956
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		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		70
Extra Kitchens	0		RCNLD		116,200
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
01	SHED/MTL			L	80	5.18	1995	60	0.00	AV	F	0.90	200
07	POOLA-C	OB	Outbuildi	L	21	69.00	2008	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		32.18	23,167	
FFL	1ST FLOOR	888	888		160.88	142,864	
Ttl Gross Liv / Lease Area		888	1,608			166,031	

