

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										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	195200						195,200																		
										RES LAND		101	89300		89,300																								
				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#																															
												Total		285,600		285,600																							
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		2023		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				07194 0528		06-15-1989		U		I		125,000				2022		101		163,800		2021		101		156,900													
				06599 0094		08-21-1987		U		I		1				2022		101		73,900		2021		101		68,400													
				05343 0058		11-19-1982		U		I		0				2022		101		1,100		2021		101		1,100													
														Total		263,500		Total		238,800		Total		226,400															
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																																			
ASSESSING NEIGHBORHOOD																																							
Nbhd		Nbhd Name						Tracing				Batch																											
0001								101				MA																											
NOTES																																							
SUB DIV# 562																		Appraised BLDG. Value (Card)										195,200											
																		Appraised Xf (B) Value (Bldg)										0											
																		Appraised Ob (B) Value (Bldg)										1,100											
																		Appraised Land Value (Bldg)										89,300											
																		Special Land Value										0											
																		Total Appraised Parcel Value										285,600											
																		Valuation Method										C											
																		Adjustment																					
																		Net Total Appraised Parcel Value										285,600											
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											
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	9.56	1.000	5	LAND	0.80		MA	1.00	SHP2			0			1.000	7.65		89,300												
																		Total Card Land Units 0.27 AC Parcel Total Land Area: 0.27												Total Land Value 89,300									

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

State Use 101
Print Date 11/13/2023 8:19:07 P

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	129.23	
Interior Floor 2			RCN	260,268	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1988	
AC Type	01	NONE	Effective Year Built	1996	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	25	
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	75	
Extra Kitchen St			RCNLD	195,200	
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	75	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	664		28.47	18,905
FFL	1ST FLOOR	664	664		142.15	94,384
GAR	GARAGE	0	228		56.73	12,935
OFP	OPEN PORCH	0	100		14.21	1,421
PAT	PATIO	0	120		7.11	853
SFL	2ND FLOOR	832	832		142.15	118,265
WDK	WOOD DECK	0	474		28.49	13,504

