

State Use 101
Print Date 11/14/2023 1:08:10 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
ST JOHN KEVIN 103 VINELAND AVE EAST LONGMEADOW MA 01028 GIS ID F_376319_2853839 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117500		117,500										
												RES LAND		101	110100		110,100										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3500		3,500										
				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		231,100		231,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ST JOHN KEVIN ST PETER DAISY B,				10129 03219		0588 0489		01-13-1998 U I		84,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
														2023	101	107,800	2022	101	86,800	2021	101	83,100					
															101	100,100		101	91,000		101	84,200					
															101	3,100		101	3,100		101	3,100					
				Total												Total	211,000	Total	180,900	Total	170,400						
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																											
												APPRAISED VALUE SUMMARY															
												Appraised BLDG. Value (Card)								117,500							
												Appraised Xf (B) Value (Bldg)								0							
												Appraised Ob (B) Value (Bldg)								3,500							
												Appraised Land Value (Bldg)								110,100							
												Special Land Value								0							
												Total Appraised Parcel Value								231,100							
												Valuation Method								C							
												Adjustment															
												Net Total Appraised Parcel Value								231,100							
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								
170		06-16-2011		3	GARAGE		15,725					REPLACE EXISTIN		11-29-2021			334	2	MEASURED								
109		05-07-2007		17	DECK		350					12 X 8 LOW GRADE		03-23-2012			317	15	PERMIT VISIT								
														12-14-2007			317	15	PERMIT VISIT								
														04-19-2004			319	14	INSPECTED								
														04-06-2004			250	22	MAILER SENT								
														04-02-2004			317	2	MEASURED								
														09-06-1990			131	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				8,522 SF	12.92	1.000	5	LAND	1.00	MA	1.00			0		1.000	12.92	110,100						
Total Card Land Units							0.20 AC	Parcel Total Land Area: 0.20							Total Land Value							110,100					

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	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	144.24	
Interior Floor 2	3	HARDWOOD	RCN	206,082	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1978	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		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	117,500	
FBM Sqft	501		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	156	32.00	2011	70	0.00	GD	A	1.00	3,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,002		32.21	32,276	
EFP	ENCL PORCH	0	112		80.69	9,037	
FFL	1ST FLOOR	1,002	1,002		161.38	161,703	
WDK	WOOD DECK	0	96		31.94	3,066	
Ttl Gross Liv / Lease Area		1,002	2,212			206,082	

