Property Location 18 JOHN ST | Map ID 25/ 25/ 0/ / | Bldg Name | State Use 101
Vision ID 1591 | Account # 1626 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/19/2025 10:15:04

CURRENT OWNER

CARDANO RUSSELL F
CARDANO MELISSA A
18 JOHN ST
EAST LONGMEADOW MA 01028

GIS ID F_380079_2853456

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	223600	223,600
RES LAND	101	89300	89,300
RESIDNTL.	101	1100	1,100
	Total	314,000	314,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CARDANO RUSSELL F	09878	0509	05-30-1997	U	I	122,000	
MATUSZCZAK RICHARD J + AN	07194	0528	06-15-1989	U	I	125,000	
HOBCO INC	06599	0094	08-21-1987	U	I	1	
MCINNIS	05343	0058	11-19-1982	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	208,800	2024	101	195,200	2023	101	181,200
	101	89,300		101	89,300		101	81,200
	101	1,100		101	1,100		101	1,100
	Total	299,200		Total	285,600		Total	263,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

SUB DIV# 562

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	223,600
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	314,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	314,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201502013	06-24-2015	62	SOLAR	41,600	04-29-2016	100	04-29-2016	
120	06-17-1999	11	POOL	3,000				
222	09-24-1998	1	PORCH	1,100				
168	06-01-1988	2	DWELLING	70,000				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
12-15-2016			317	14	INSPECTED
12-09-2016			317	2	MEASURED
04-29-2016			317	15	PERMIT VISIT
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 | Map ID 25/ 25/ 0/ / | Bldg Name | State Use 101
Vision ID 1591 | Account # 1626 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/19/2025 10:15:05

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	332	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

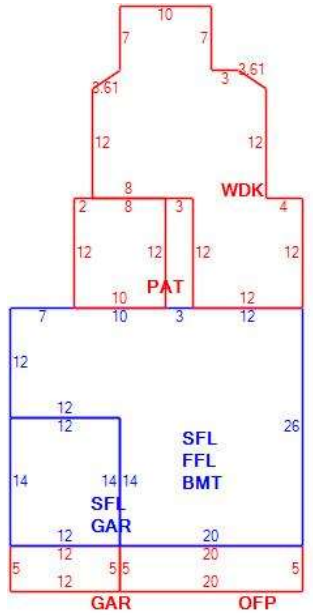
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	152.10
RCN	302,143
Net Other Adj	
Year Built	1988
Effective Year Built	1999
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	74
RCNLD	223,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	74	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	664		33.05	21,947
FFL	1ST FLOOR	664	664		165.02	109,570
GAR	GARAGE	0	228		65.86	15,016
OFP	OPEN PORCH	0	100		16.50	1,650
PAT	PATIO	0	120		8.25	990
SFL	2ND FLOOR	832	832		165.02	137,293
WDK	WOOD DECK	0	474		33.07	15,676
	Ttl Gross Liv / Lease Area	1,496	3,082			302,143