

Property Location 38 JOHN ST		Map ID 25/ 35B/ 43A/ /		Bldg Name		State Use 101																	
Vision ID 1608		Account # 1643		Bldg # 1		Sec # 1 of 1		Card # 1 of 1		Print Date 11/19/2025 10:17:23													
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT						1006 EAST LONGMEADOW											
ADAMS BRUCE C 38 JOHN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised		Assessed													
						RESIDNTL.	101	233500		233,500													
						RES LAND	101	111000		111,000													
						RESIDNTL.	101	1100		1,100													
		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																		
GIS ID F_380046_2853889		Mailed			Assoc Pid#			Total						345,600		345,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
ADAMS BRUCE C ADAMS BRUCE C , COOK STEPHEN H RINKEWICH ELIZABETH		19825	0128	05-17-2013	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		09607	0334	08-30-1996	U	I	142,000	1	2025	101	217,900	2024	101	205,700	2023	101	188,200						
		08814	0214	04-28-1994	U	V	215,000	1		101	111,000		101	111,000		101	100,900						
		00000	0000		U		0			101	1,100		101	1,100		101	1,100						
									Total		330,000	Total		317,800	Total		290,200						
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 #749																							
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									
187	07-06-1995	2	DWELLING	70,000				DWELLING	05-11-2018			333	2	MEASURED									
									04-07-2004			319	14	INSPECTED									
									03-26-2004			AO	22	MAILER SENT									
									11-18-2003			274	2	MEASURED									
									12-20-1996			200	15	PERMIT VISIT									
									02-01-1996			107	14	INSPECTED									
									12-18-1995			107	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				10,452 SF	10.62	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.62	111,000		
Total Card Land Units							0.24	AC	Parcel Total Land Area:			0.24	Total Land Value										111,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	Percentage
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	157.38	
Interior Floor 2	3	HARDWOOD	RCN	281,323	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1995	
AC Type	01	NONE	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
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	83	
Extra Kitchen St			RCNLD	233,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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	27	69.00	2010	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		33.90	26,036	
FFL	1ST FLOOR	768	768		169.06	129,841	
SFL	2ND FLOOR	708	708		169.06	119,698	
WDK	WOOD DECK	0	168		34.22	5,748	
Ttl Gross Liv / Lease Area		1,476	2,412			281,323	

