

State Use 101
Print Date 11/20/2025 10:13:53

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
ST JOHN KEVIN 103 VINELAND AVE EAST LONGMEADOW MA 01028 GIS ID F_376319_2853839												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	140100		140,100																				
												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		253,700		253,700																					
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 U		I I		84,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
								10-11-1966		U U		I I						2025	101	127,200	2024	101	117,500	2023	101	107,800											
																		101	110,100	101	110,100	101	100,100														
																		101	3,500	101	3,500	101	3,100														
				Total												Total	240,800	Total	231,100	Total	211,000																
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year	Code	Description		Amount		Code	Description		YEAR	Amount														Comm Int													
																APPAISED VALUE SUMMARY																					
																Appraised BLDG. Value (Card)						140,100															
																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						253,700															
																Valuation Method						C															
																Adjustment																					
																Net Total Appraised Parcel Value						253,700															
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		03-20-2024						334		2		MEASURED									
109		05-07-2007		17		DECK		350								12 X 8 LOW GRADE		11-29-2021						334		2		MEASURED									
																		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									
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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
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	
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	175.31	
Interior Floor 2	3	HARDWOOD	RCN	245,759	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1982	
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	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St	N	NONE	RCNLD	140,100	
FBM Sqft	501		Dep % Ovr		
FBM Quality	1		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
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		38.41	38,490	
EFP	ENCL PORCH	0	112		96.23	10,777	
FFL	1ST FLOOR	1,002	1,002		192.45	192,835	
WDK	WOOD DECK	0	96		38.09	3,657	
Ttl Gross Liv / Lease Area		1,002	2,212			245,759	

