

Property Location: 624 PARKER ST
Vision ID: 4676

Account #4749

MAP ID:60/ 43/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/06/2016 08:48

CURRENT OWNER

MCNARY DREW H
COMSTOCK SUSAN M
624 PARKER ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_388166_2854919

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
155,900
93,300
11,300

Assessed Value
155,900
93,300
11,300

Total

260,500

260,500

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MCNARY DREW H
SCANLON MARY J

BK-VOL/PAGE
20759/ 472
02695/ 0121

SALE DATE
06/24/2015
08/14/1959

q/u
Q
U

v/i
I
I

SALE PRICE
275,000
0

V.C.
00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

154,300

2015

101

154,300

2014

B

154,900

2016

101

90,500

2015

101

90,500

2014

L

93,000

2016

101

11,300

2015

101

11,300

2014

O

13,100

Total:

256,100

Total:

256,100

Total:

261,000

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MG

ASSESSING NEIGHBORHOOD

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value

Total Appraised Parcel Value
Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

155,900
0
11,300
93,300
0

260,500
C
0
260,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201202773
130
199
234

07/20/2012
05/10/2005
09/01/1990
08/01/1987

9
12
MN
MN

ALTERATION
REROOF
Manual Note
Manual Note

2,310
8,400
10,000
14,000

0
0
0
0

NVC ENTRY DOOR
NVC
PORCH
IG POOL

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/31/2013
05/29/2008
05/23/2008
01/23/2006
11/12/2001

317
317
317
311
247

15
14
2
15
14

PERMIT VISIT
INSPECTED
MEASURED
PERMIT VISIT
INSPECTED

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing
Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

28,536 SF

2.95

1.2300

7

1.0000

1.00

MG

1.00

TRF1

190

.90

3.27

93,300

Total Card Land Units:

0.66 AC

Parcel Total Land Area:

0.66 AC

Total Land Value:

93,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	624		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			83.28
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			213,618
AC Type	01		NONE	AYB			1960
Bedrooms	3			EYB			1987
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			27
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			73
Bsmt Garage				Apprais Val			155,900
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			0
Fireplaces	2			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,040		16.66	17,323						
EFP	ENCL PORCH	0	224		24.91	5,580						
FFL	1ST FLOOR	1,264	1,264		83.28	105,268						
GAR	GARAGE	0	600		33.31	19,988						
OPF	OPEN PORCH	0	56		8.92	500						
TQS	3/4 STORY	780	1,040		62.46	64,960						
Ttl. Gross Liv/Lease Area:		2,044	4,224	2,565		213,618						

