Property Location: 690 PARKER ST | **MAP ID:** 59/ 6/ 0/ / | **Bldg Name:** | **State Use:** 109

Vision ID: 4493 | **Account #** 4566 | **Bldg #:** 1 of 2 | **Sec #:** 1 of 1 | **Card** 1 of 2 | **Print Date:** 12/15/2017 21:53

CURRENT OWNER

RYAN JEANNINE M
RYAN BRIAN A
690 PARKER ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_387927_2856074	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	109	144,700	144,700
RES LAND	109	100,400	100,400
RESIDNTL.	109	9,300	9,300
		Total 254,400	254,400

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RYAN JEANNINE M	13077/ 568	03/28/2003	U	I	100	A
GONYEA,JEANNINE M	12139/ 16	01/10/2002	U	I	229,000	O
CUFARI ELIZABETH,	07984/ 0396	03/24/1992	U	I	50,000	A
CUFARI ELIZABETH A +	07984/ 0395	03/24/1992	U	I	1	A
CUFARI ELIZABETH A +	07045/ 0480	12/13/1988	U	I	1	A
CUFARI	04065/ 0051	11/06/1974	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	109	145,600	2016	109	144,000	2015	109	144,000
2017	109	98,400	2016	109	95,200	2015	109	95,200
2017	109	9,300	2016	109	9,300	2015	109	9,300
	Total:	253,300		*Total:*	248,500		*Total:*	248,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	104,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	8,400
Appraised Land Value (Bldg)	100,400
Special Land Value	0
Total Appraised Parcel Value	254,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	254,400

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			109	MG

NOTES

IG POOL IS KIDNEY SHAPED FY91 AB 57 50%

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
305	09/01/1988	MN	Manual Note	8,000		0		DECK

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/27/2012			317	16	FIELDREV CHG
01/27/2012			317	16	FIELDREV CHG
05/02/2002			250	22	MAILER SENT
04/30/2002			274	14	INSPECTED
04/25/2002			274	14	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		Special Pricing Spec Calc		S Adj Fact	Adj. Unit Price	Land Value
1	109	MULT HS	RA				40,000	SF	2.32	1.1900	7	1.0000	1.00	MG	1.00				TRF1	.90	.90	2.49	99,600
1	109	MULT HS	RA				0.12	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00						1.00	7,000.00	800

Total Card Land Units: 1.04 AC | **Parcel Total Land Area:** 1.04 AC | **Total Land Value:** 100,400

Property Location: 690 PARKER ST **MAP ID:** 59/ 6/ 0/ / **Bldg Name:** **State Use:** 109

Vision ID: 4493 **Account #**4566 **Bldg #:** 1 of 2 **Sec #:** 1 of 1 **Card** 1 of 2 **Print Date:** 12/15/2017 21:53

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	C-		AVG. (-)
Stories	2.00		2 STORY
Foundation	2		CONC BLOCK
Exterior Wall 1	8		BRICK VENR
Exterior Wall 2	3		ALUMINUM
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	3		HARDWOOD
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	01		NONE
Bedrooms	4		
Full Baths	2		
Half Baths	1		
Extra Fixtures	0		
Total Rooms	8		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	3		CONCRETE
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

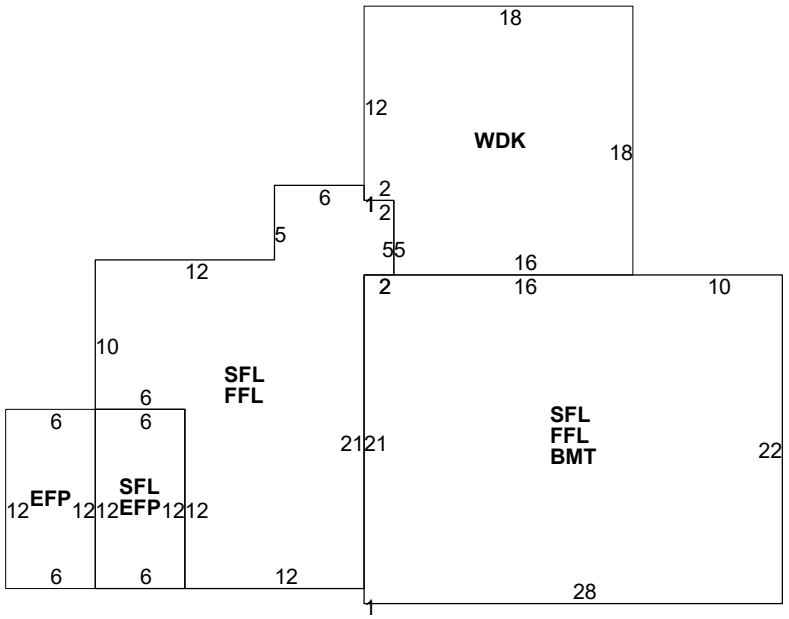
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
109	MULT HS	100

COST/MARKET VALUATION

Adj. Base Rate:	81.64
Replace Cost	183,046
AYB	1936
EYB	1974
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	43
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	57
Apprais Val	104,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	480	29.00	1965	A		AV	60	8,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	616		16.30	10,042
EFP	ENCL PORCH	0	144		24.38	3,511
FFL	1ST FLOOR	980	980		81.64	80,011
SFL	2ND FLOOR	1,052	1,052		81.64	85,890
WDK	WOOD DECK	0	314		11.44	3,592
	Ttl. Gross Liv/Lease Area:	2,032	3,106	2,242		183,046

Property Location: 690 PARKER ST | **MAP ID:** 59/ 6/ 0/ / | **Bldg Name:** | **State Use:** 109

Vision ID: 4493 | **Account #** 4566 | **Bldg #:** 2 of 2 | **Sec #:** 1 of 1 | **Card** 2 of 2 | **Print Date:** 12/15/2017 21:53

CURRENT OWNER

RYAN JEANNINE M
RYAN BRIAN A
690 PARKER ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
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Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_387927_2856074	*ASSOC PID#*

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Description	Code	Appraised Value	Assessed Value
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RES LAND	109	100,400	100,400
RESIDNTL.	109	9,300	9,300
		Total 254,400	254,400

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RYAN JEANNINE M	13077/ 568	03/28/2003	U	I	100	A
GONYEA,JEANNINE M	12139/ 16	01/10/2002	U	I	229,000	O
CUFARI ELIZABETH,	07984/ 0396	03/24/1992	U	I	50,000	A
CUFARI ELIZABETH A +	07984/ 0395	03/24/1992	U	I	1	A
CUFARI ELIZABETH A +	07045/ 0480	12/13/1988	U	I	1	A
CUFARI	04065/ 0051	11/06/1974	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	109	145,600	2016	109	144,000	2015	109	144,000
2017	109	98,400	2016	109	95,200	2015	109	95,200
2017	109	9,300	2016	109	9,300	2015	109	9,300
	Total:	253,300		*Total:*	248,500		*Total:*	248,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	40,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	900
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	254,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**254,400**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			109	MG

NOTES

IG POOL IS KINDNEY SHAPED FY91 AB 57
50% HSE MISSED ON 1ST CARD INSPECTION
OWNER REFUSED SECOND VISIT TO INSPECT
THIS HSE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/27/2012			317	16	FIELDREV CHG
01/27/2012			317	16	FIELDREV CHG
05/02/2002			250	22	MAILER SENT
04/30/2002			274	14	INSPECTED
04/25/2002			274	14	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	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
2	109	MULT HS	RA				0	SF	0.00	1.1900	7	1.0000	1.00	MG	1.00			TRF2 .90	.00	0.00	0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 1.04 AC | Total Land Value: 0

Property Location: 690 PARKER ST | **MAP ID:** 59/ 6/ 0/ / | **Bldg Name:** | **State Use:** 109

Vision ID: 4493 | **Account #**4566 | **Bldg #:** 2 of 2 | **Sec #:** 1 of 1 | **Card** 2 of 2 | **Print Date:** 12/15/2017 21:53

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	02		BUNGALOW
Model	01		RESIDENTIAL
Grade	C-		AVG. (-)
Stories	1.50		1 1/2 STORIES
Foundation	3		MASONRY
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	4		SOLID WOOD
Interior Wall 2	8		PLYWD PANL
Interior Floor 1	4		CARPET
Interior Floor 2	3		HARDWOOD
Heat Fuel	3		ELECTRIC
Heat Type	6		ELECTRC BB
AC Type	01		NONE
Bedrooms	2		
Full Baths	1		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	4		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor			
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

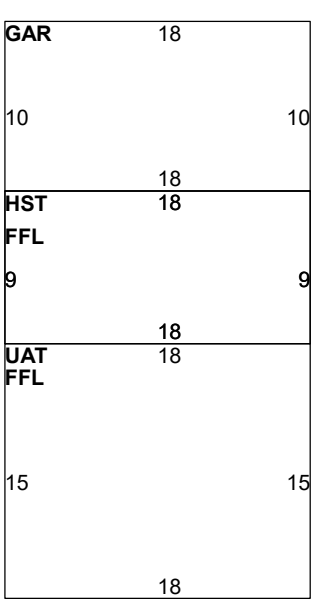
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
109	MULT HS	100

COST/MARKET VALUATION

Adj. Base Rate:	111.05
Replace Cost	70,963
AYB	1850
EYB	1974
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	43
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	57
Apprais Val	40,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	256	7.48	1910	F		FR	50	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	432	432		111.05	47,975
GAR	GARAGE	0	180		44.42	7,996
HST	HALF STORY	81	162		55.53	8,995
UAT	UNFIN ATTC	0	270		22.21	5,997
	Ttl. Gross Liv/Lease Area:	513	1,044	639		70,963