

Property Location: 624 PARKER ST
Vision ID: 4676

Account #4749

MAP ID: 60/ 43/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 22:37

CURRENT OWNER

MCNARY DREW H
COMSTOCK SUSAN M
624 PARKER ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 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

Appraised Value
159,200
95,000
11,300

Assessed Value
159,200
95,000
11,300

Total

265,500

265,500

1006
4ST 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
1
1

SALE PRICE
275,000
0

V.C.
00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

155,900

2016

101

154,300

2015

101

154,300

2017

101

93,300

2016

101

90,500

2015

101

90,500

2017

101

11,300

2016

101

11,300

2015

101

11,300

Total:

260,500

Total:

256,100

Total:

256,100

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

159,200

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

11,300

Appraised Land Value (Bldg)

95,000

Special Land Value

0

Total Appraised Parcel Value

265,500

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

265,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201202773

07/20/2012

9

ALTERATION

2,310

0

NVC ENTRY DOOR

130

05/10/2005

12

REROOF

8,400

0

NVC

199

09/01/1990

MN

Manual Note

10,000

0

PORCH

234

08/01/1987

MN

Manual Note

14,000

0

IG POOL

05/31/2013

05/29/2008

05/23/2008

01/23/2006

11/12/2001

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

317

15

PERMIT VISIT

317

14

INSPECTED

317

2

MEASURED

311

15

PERMIT VISIT

247

14

INSPECTED

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

SF

Unit Price

3.11

I. Factor

1.1900

S.A.

7

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MG

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

TRF1 90

S Adj Fact

.90

Adj. Unit Price

3.33

Land Value

95,000

Total Card Land Units:

0.66

AC

Parcel Total Land Area:

0.66

AC

Total Land Value:

95,000

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	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2	1		DRYWALL	Adj. Base Rate:				88.66
Interior Floor 1	4		CARPET	Replace Cost				227,418
Interior Floor 2	3		HARDWOOD	AYB				1960
Heat Fuel	1		OIL	EYB				1987
Heat Type	3		FORCED H/W	Dep Code				GD
AC Type	01		NONE	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	2			Dep %				30
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	7			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				70
Extra Kitchens	0			Apprais Val				159,200
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12		CONCRETE	Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	3			Cost to Cure Ovr Comment				
Fireplaces	2							

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	648	29.00	1987	A		AV	60	11,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,040		17.73	18,442	
EFP	ENCL PORCH	0	224		26.52	5,940	
FFL	1ST FLOOR	1,264	1,264		88.66	112,069	
GAR	GARAGE	0	600		35.46	21,279	
OFP	OPEN PORCH	0	56		9.50	532	
TQS	3/4 STORY	780	1,040		66.50	69,156	

Ttl. Gross Liv/Lease Area:		2,044	4,224	2,565		227,418	
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