

Property Location: 188 PARKER ST
Vision ID: 5376

Account #5454

MAP ID: 76/ 13/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 01:24

CURRENT OWNER

MCMANUS DENNIS P + KARYN M

188 PARKER ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

253,900

Appraised Value

157,400

95,900

600

253,900

Assessed Value

157,400

95,900

600

253,900

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MCMANUS DENNIS P + KARYN M

BELORUSKY NADIA J HEIRS + DEV OF

BELORUSKY

BK-VOL/PAGE

21077/ 133

06163/ 161

02612/ 0568

SALE DATE

02/26/2016

07/23/1986

06/16/1958

q/u

U

U

U

v/i

1

1

1

SALE PRICE

237,500

1

0

V.C.

10

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

154,300

94,100

600

249,000

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

152,300

91,300

600

244,200

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

152,300

91,300

600

244,200

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

154,300

94,100

600

249,000

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

152,300

91,300

600

244,200

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

152,300

91,300

600

244,200

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

WET BMT

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

157,400

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

600

Appraised Land Value (Bldg)

95,900

Special Land Value

0

Total Appraised Parcel Value

253,900

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

253,900

BUILDING PERMIT RECORD

Permit ID

201300727

136

Issue Date

03/15/2013

05/06/2008

Type

12

4

Description

REROOF

ADDITION

Amount

14,450

20,000

Insp. Date

% Comp.

0

0

Date Comp.

Comments

NVC

10' X 13' BATH & LAUN

VISIT/CHANGE HISTORY

Date

04/08/2016

06/07/2013

01/30/2009

05/04/2006

04/03/2000

Type

IS

ID

317

317

317

311

247

Cd.

3

15

15

3

14

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

PERMIT VISIT

MEAS+INSPCTD

INSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

31,250

SF

Unit Price

2.87

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

TRF1

190

S Adj Fact

.90

Adj. Unit Price

3.07

Land Value

95,900

Total Card Land Units:

0.72

AC

Parcel Total Land Area:

0.72

AC

Total Land Value:

95,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	921		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		90.19	
Heat Fuel	2		GAS	Replace Cost		224,835	
Heat Type	1		FORCED H/A	AYB		1956	
AC Type	01		NONE	EYB		1987	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths				Year Remodeled			
Extra Fixtures	0			Dep %		30	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		70	
Basement Floor	12		CONCRETE	Apprais Val		157,400	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	2			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
19	PATIO			L	126	5.75	1996	G		GD	70	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,847		18.02	33,279
EFP	ENCL PORCH	0	275		27.22	7,485
FFL	1ST FLOOR	1,847	1,847		90.19	166,574
GAR	GARAGE	0	460		36.07	16,594
OPF	OPEN PORCH	0	66		9.57	631
WDK	WOOD DECK	0	24		11.27	271
Ttl. Gross Liv/Lease Area:		1,847	4,519	2,493		224,835

