

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: 12/07/2018 16:51

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.

101
101
101

172,000
95,000
11,300

172,000
95,000
11,300

1006
4ST LONGMEADOW, MA

VISION

Total

278,300

278,300

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

2018
2018
2018

101
101
101

159,200
95,000
11,300

Yr.

Code

Assessed Value

2017
2017
2017

101
101
101

155,900
93,300
11,300

Yr.

Code

Assessed Value

2016
2016
2016

101
101
101

154,300
90,500
11,300

Total:

265,500

Total:

260,500

Total:

256,100

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

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

172,000

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

278,300

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

278,300

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

3.11

1.1900

7

1.0000

1.00

MG

1.00

TRF1

190

.90

3.33

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				
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:			95.82
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			245,784
AC Type	01		NONE	AYB			1960
Bedrooms	3			EYB			1988
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			30
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			70
Bsmt Garage				Apprais Val			172,000
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			

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		19.16	19,931	
EFP	ENCL PORCH	0	224		28.66	6,420	
FFL	1ST FLOOR	1,264	1,264		95.82	121,119	
GAR	GARAGE	0	600		38.33	22,997	
OPF	OPEN PORCH	0	56		10.27	575	
TQS	3/4 STORY	780	1,040		71.87	74,741	
Ttl. Gross Liv/Lease Area:		2,044	4,224	2,565		245,784	

