

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: 12/10/2018 09:43

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

266,500

Appraised Value

170,000

95,900

600

266,500

Assessed Value

170,000

95,900

600

266,500

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.

2018

2018

2018

Total:

Code

101

101

101

Assessed Value

157,400

95,900

600

253,900

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

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

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)

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

170,000

0

600

95,900

0

266,500

C

0

266,500

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:                 |             | 97.42   |             |
| Heat Fuel           | 2    |     | GAS         | Replace Cost                    |             | 242,859 |             |
| Heat Type           | 1    |     | FORCED H/A  | AYB                             |             | 1956    |             |
| AC Type             | 01   |     | NONE        | EYB                             |             | 1988    |             |
| 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                     |             | 170,000 |             |
| 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      |           | 19.46     | 35,947          |
| EFP                               | ENCL PORCH  | 0           | 275        |           | 29.40     | 8,086           |
| FFL                               | 1ST FLOOR   | 1,847       | 1,847      |           | 97.42     | 179,928         |
| GAR                               | GARAGE      | 0           | 460        |           | 38.97     | 17,925          |
| OPF                               | OPEN PORCH  | 0           | 66         |           | 10.33     | 682             |
| WDK                               | WOOD DECK   | 0           | 24         |           | 12.18     | 292             |
| Ttl. Gross Liv/Lease Area:        |             | 1,847       | 4,519      | 2,493     |           | 242,859         |

