

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCNARY DREW H COMSTOCK SUSAN M 624 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_388166_2854919 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	177100			177,100											
												RES LAND		101	97900			97,900											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11300			11,300											
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
				Mailed								Total			286,300			286,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCNARY DREW H SCANLON MARY J				20759 02695		0472 0121		06-24-2015 08-14-1959		Q U		I I		275,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																		2019	101	172,000	2018	101	159,200	2017	101	155,900			
																				101	95,000		101	95,000		101	93,300		
																				101	11,300		101	11,300		101	11,300		
				Total												Total	278300	Total			265500			Total		260500			
EXEMPTIONS								OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MG																					
NOTES																													
														Appraised BLDG. Value (Card)										177,100					
														Appraised Xf (B) Value (Bldg)										0					
														Appraised Ob (B) Value (Bldg)										11,300					
														Appraised Land Value (Bldg)										97,900					
														Special Land Value										0					
														Total Appraised Parcel Value										286,300					
														Valuation Method										C					
														Adjustment															
														Net Total Appraised Parcel Value										286,300					
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY															
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
201202773		07-20-2012		9		ALTERATION		2,310								NVC ENTRY DOO		08-15-2019						334		3		MEAS+INSPCTD	
130		05-10-2005		12		REROOF		8,400								NVC		05-31-2013						317		15		PERMIT VISIT	
199		09-01-1990		MN		Manual Note		10,000								PORCH		05-29-2008						317		14		INSPECTED	
234		08-01-1987		MN		Manual Note		14,000								IG POOL		05-23-2008						317		2		MEASURED	
																		01-23-2006						311		15		PERMIT VISIT	
																		11-12-2001						247		14		INSPECTED	
																		10-31-2001						250		22		MAILER SENT	
LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing				Size A	Adj Unit Pric	Land Value				
1	101	ONE FAM		RA				28,536	SF	3.20	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.43	97,900				
Total Card Land Units								0.655	AC	Parcel Total Land Area:				0.6551	Total Land Value													97,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	84.14	
Interior Floor 2	3	HARDWOOD	RCN	253,060	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	177,100	
FBM Sqft	624		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
11	POOL I-V	OB	Outbuildi	L	648	29.00	1987	60	0.00	AV	A	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		19.69	20,473	
EFP	ENCL PORCH	0	224		29.44	6,595	
FFL	1ST FLOOR	1,264	1,264		98.43	124,414	
GAR	GARAGE	0	600		39.37	23,623	
OPF	OPEN PORCH	0	56		10.55	591	
PAT	PATIO	0	128		4.61	591	
TQS	3/4 STORY	780	1,040		73.82	76,774	
Ttl Gross Liv / Lease Area		2,044	4,352	2,571		253,060	

