

State Use 101
Print Date 12/19/2019 6:16:26 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
CALLAN RYAN JAMES 32 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_392389_2844400												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		184500		184,500																					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		103600		103,600																					
												RESIDNTL.		101		2500		2,500																					
				SUPPLEMENTAL DATA																																			
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		290,600		290,600																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
KRM REAL ESTATE LLC CALLAN RYAN JAMES BURKE REANNE A PHILLIPS ALICE A				22992 71		12-10-2019		Q		I		245,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
				20144 0570		12-23-2013		Q		I		205,000		00		2019		101		131,100		2018		101		121,100		2017		101		118,500							
				07418 0275		03-28-1990		U		I		125,000						101		100,800				101		100,800				101		98,800							
				02965 0537		07-24-1963		U		I		0										Total		231900		Total		221900		Total		217300							
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																																							
																APPROAISED VALUE SUMMARY																							
																Appraised BLDG. Value (Card)												184,500											
																Appraised Xf (B) Value (Bldg)												0											
																Appraised Ob (B) Value (Bldg)												2,500											
																Appraised Land Value (Bldg)												103,600											
																Special Land Value												0											
																Total Appraised Parcel Value												290,600											
																Valuation Method												C											
																Adjustment																							
																Net Total Appraised Parcel Value												290,600											
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											
201902664		08-13-2019		62		SOLAR		1,000				0				REINSTALL 36 SOL		06-10-2019						400		14		INSPECTED											
201802388		07-10-2018		4		ADDITION		34,700		06-10-2019		100		06-10-2019		30X28 2 BD RMS, B		05-24-2019						333		15		PERMIT VISIT											
201600217		02-02-2016		62		SOLAR		31,000		05-11-2017		100		05-11-2017				05-11-2017						317		15		PERMIT VISIT											
201402665		10-14-2014		91		INSULATION		1,800				0						01-14-2011						317		15		PERMIT VISIT											
30		02-03-2010		25		WINDOWS		15,465								NVC		05-15-2008						317		14		INSPECTED											
																		06-05-2006						250		11		ENTRY DENIED											
																		03-16-2006						311		2		MEASURED											
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				40,000		SF	2.39	1.190	7	1.00	MG	1.00								2.56		102,400													
1	101	ONE FAM		RA				0.170		AC	7,000.00	1.000	0	LAND	1.00	MG	1.00			0 TRF2 0.9				1.000	7,000.00		1,200												
Total Card Land Units								1.088		AC	Parcel Total Land Area: 1.0883								Total Land Value										103,600										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	82.64	
Interior Floor 2			RCN	263,505	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1953	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2018	
Extra Fixtures	1		Depreciation %	30	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	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	184,500	
FBM Sqft			Dep % Ovr		
FBM Quality			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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0
07	POOL A-C	OB	Outbuildi	L	24	69.00	2015	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	80	9.20	2015	60	0.00	AV	A	1.00	400
21	PAVILLION/C	OB	Outbuildi	L	120	15.00	2015	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description				Living	Gross	Eff Area	Unit Cost	Undeprec Value				
BMT	BASEMENT				0	1,418		19.20	27,223				
FFL	1ST FLOOR				2,314	2,314		95.85	221,808				
GAR	GARAGE				0	288		38.28	11,023				
OFP	OPEN PORCH				0	120		9.59	1,150				
OSP	SCRN PORCH				0	160		14.38	2,301				

Ttl Gross Liv / Lease Area					2,314	4,300	2,749	263,505					
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