

Property Location

45 PARKER ST

Map ID

91/ 9/ 7/ /

Bldg Name

State Use

101

Vision ID

5569

Account #

5649

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 9:40:41 A

|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
|-----------------------------------------------------------------------|------------|-------------------|-------------|-------------------|-----------|------------|-------------|---------------------------------------------------------------------|-------------------------|----------------------------------|----------|-----------|----------|--------------------------------------------|----------------|--------------------------|--------|----------|---------------|------------|----------|
| CURRENT OWNER                                                         |            | TOPO TYPE         |             | UTILITY           |           | STREET     |             | LOCATION                                                            |                         | CURRENT ASSESSMENT               |          |           |          | <div>1006</div> <div>EAST LONGMEADOW</div> |                |                          |        |          |               |            |          |
| DODGE CATHERINE M<br><br>45 PARKER ST<br><br>EAST LONGMEADOW MA 01028 |            | TOPO WET          |             | EASEMENT          |           | TRAFFIC    |             | CORNER                                                              |                         | Description                      | Code     | Appraised | Assessed |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | RESIDNTL.                        | 101      | 88800     | 88,800   |                                            |                |                          |        |          |               |            |          |
|                                                                       |            | DRAINAGE          |             |                   |           | VIEW       |             | COMMUNITY                                                           |                         | RES LAND                         | 101      | 97600     | 97,600   |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | RESIDNTL.                        | 101      | 700       | 700      |                                            |                |                          |        |          |               |            |          |
|                                                                       |            | SUPPLEMENTAL DATA |             |                   |           |            |             |                                                                     |                         | Total                            |          | 187,100   | 187,100  |                                            |                |                          |        |          |               |            |          |
| GIS ID                                                                |            | F_392785_2844637  |             | Alt Prcl ID       |           | Received   |             | Assoc Pid#                                                          |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             | SP Permit         |           | NIA        |             |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             | Chapter Land      |           | Field 8    |             |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             | OC Dates          |           | Field 9    |             |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             | In+Ex FY          |           | Field 10   |             |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             | Mailed            |           |            |             |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
| RECORD OF OWNERSHIP                                                   |            | BK-VOL/PAGE       |             | SALE DATE         |           | Q/U        |             | V/I                                                                 |                         | SALE PRICE                       |          | VC        |          | PREVIOUS ASSESSMENTS (HISTORY)             |                |                          |        |          |               |            |          |
| DODGE CATHERINE M<br>GRAVES CLIFTON T HEIRS + DEV                     |            | 20195             |             | 0227              |           | 02-18-2014 |             | U                                                                   |                         | I                                |          | 1         |          | LE                                         |                | Year                     | Code   | Assessed | Year          | Code       | Assessed |
|                                                                       |            | 05799             |             | 0385              |           | 04-09-1985 |             | U                                                                   |                         | I                                |          | 0         |          | 1A                                         |                | 2020                     | 101    | 84,000   | 2019          | 101        | 81,700   |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         |                                  |          |           |          |                                            | 101            | 97,600                   |        | 101      | 94,600        |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         |                                  |          |           |          |                                            | 101            | 700                      |        | 101      | 700           |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         |                                  |          |           |          | Total                                      |                | 182300                   | Total  | 177000   | Total         | 170700     |          |
| EXEMPTIONS                                                            |            |                   |             | OTHER ASSESSMENTS |           |            |             | This signature acknowledges a visit by a Data Collector or Assessor |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
| Year                                                                  | Code       | Description       |             | Amount            |           | Code       | Description | YEAR                                                                | Amount                  |                                  | Comm Int |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            | SEWER BETTE |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            | Total             |             | 0.00              |           |            |             |                                                                     |                         |                                  |          |           |          |                                            |                |                          |        |          |               |            |          |
| ASSESSING NEIGHBORHOOD                                                |            |                   |             |                   |           |            |             |                                                                     |                         |                                  |          |           |          |                                            |                | APPROAISED VALUE SUMMARY |        |          |               |            |          |
| Nbhd                                                                  |            | Nbhd Name         |             | B                 |           | Tracing    |             | Batch                                                               |                         | Appraised BLDG. Value (Card)     |          |           |          |                                            |                | 88,800                   |        |          |               |            |          |
| 0001                                                                  |            |                   |             |                   |           | 101        |             | MG                                                                  |                         | Appraised Xf (B) Value (Bldg)    |          |           |          |                                            |                | 0                        |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | Appraised Ob (B) Value (Bldg)    |          |           |          |                                            |                | 700                      |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | Appraised Land Value (Bldg)      |          |           |          |                                            |                | 97,600                   |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | Special Land Value               |          |           |          |                                            |                | 0                        |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | Total Appraised Parcel Value     |          |           |          |                                            |                | 187,100                  |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | Valuation Method                 |          |           |          |                                            |                | C                        |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | Adjustment                       |          |           |          |                                            |                |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | Net Total Appraised Parcel Value |          |           |          |                                            |                | 187,100                  |        |          |               |            |          |
| 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 |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | 06-20-2018                       |          |           | 333      | 2                                          | MEASURED       |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | 06-30-2005                       |          |           | 274      | 3                                          | MEAS+INSPCTD   |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | 01-18-2000                       |          |           | 250      | 22                                         | MAILER SENT    |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | 12-15-1999                       |          |           | 247      | 2                                          | MEASURED       |                          |        |          |               |            |          |
|                                                                       |            |                   |             |                   |           |            |             |                                                                     |                         | 01-28-1981                       |          |           | 500      | 3                                          | MEAS+INSPCTD   |                          |        |          |               |            |          |
| 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          |                   |           |            | 27,497 SF   | 3.31                                                                | 1.190                   | 7                                | LAND     | 1.00      | MG       | 1.00                                       |                |                          | 0 TRF2 | 0.9      | 1.000         | 3.55       | 97,600   |
| Total Card Land Units                                                 |            |                   |             |                   |           |            | 0.631       | AC                                                                  | Parcel Total Land Area: |                                  |          |           | 0.6312   | Total Land Value                           |                |                          |        |          |               |            | 97,600   |

| 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     | 1    | WOOD SHING  | Code                            | Description |             |
| Exterior Wall 2     |      |             | 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                   |             | 102.87      |
| Interior Floor 2    |      |             | RCN                             |             | 192,976     |
| Heat Fuel           | 2    | GAS         | Net Other Adj                   |             |             |
| Heat Type           | 3    | FORCED H/W  | Year Built                      |             | 1953        |
| AC Type             | 01   | NONE        | Effective Year Built            |             | 1964        |
| Bedrooms            | 3    |             | Depreciation Code               |             | FR          |
| Full Baths          | 1    |             | Remodel Rating                  |             |             |
| Half Baths          | 1    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |             | Depreciation %                  |             | 54          |
| Total Rooms         | 5    |             | Functional Obsol                |             |             |
| Bath Style          | A    | AVERAGE     | External Obsol                  |             |             |
| Half Bath Style     | F    | FAIR        | Cost Trend Factor               |             | 1           |
| Kitchens            | 1    |             | Condition                       |             |             |
| Kitchen Style       | A    | AVERAGE     | % Complete                      |             |             |
| Extra Kitchens      | 0    |             | Overall % Condition             |             | 46          |
| Extra Kitchen St    |      |             | RCNLD                           |             | 88,800      |
| FBM Sqft            |      |             | Dep % Ovr                       |             |             |
| FBM Quality         |      |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |             | 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 |
| 07                                                                 | POOL A-C    | OB | Outbuildi | L   | 18    | 69.00      | 2002   | 60 | 0.00 | AV   | A   | 1.00 | 700        |
|                                                                    |             |    |           |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |           |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |           |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |           |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |           |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |           |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |           |     |       |            |        |    |      |      |     |      |            |
|                                                                    |             |    |           |     |       |            |        |    |      |      |     |      |            |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 1,212 |          | 23.16     | 28,065         |  |
| FFL                               | 1ST FLOOR   | 1,212  | 1,212 |          | 115.97    | 140,557        |  |
| GAR                               | GARAGE      | 0      | 440   |          | 46.39     | 20,411         |  |
| OPF                               | OPEN PORCH  | 0      | 342   |          | 11.53     | 3,943          |  |
| Ttl Gross Liv / Lease Area        |             | 1,212  | 3,206 | 1,664    |           | 192,976        |  |

