

State Use 101
Print Date 11/3/2021 11:49:24 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MCNARY DREW H MCNARY SUSAN M 624 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_388166_2854919												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	194900		194,900									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	105600		105,600									
												RESIDENTL.		101	11300		11,300									
				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		311,800		311,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCNARY DREW H MCNARY DREW H SCANLON MARY J				24000	0164	07-15-2021	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				20759	0472	06-24-2015	Q	I	275,000		00	2021	101	186,800	2020	101	177,100	2019	101	172,000						
				02695	0121	08-14-1959	U	I	0				101	97,900		101	97,900		101	95,000						
													101	11,300		101	11,300		101	11,300						
				Total		0.00								Total		296,000		Total		286,300		Total		278,300		
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																										
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MG																		
NOTES																										
												APPROAISED VALUE SUMMARY														
												Appraised BLDG. Value (Card)								194,900						
												Appraised Xf (B) Value (Bldg)								0						
												Appraised Ob (B) Value (Bldg)								11,300						
												Appraised Land Value (Bldg)								105,600						
Special Land Value												0														
Total Appraised Parcel Value												311,800														
Valuation Method												C														
Adjustment																										
Net Total Appraised Parcel Value								311,800																		
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	3.46	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.7	105,600	
Total Card Land Units								0.66	AC	Parcel Total Land Area: 0.66								Total Land Value								105,600

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		Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2	1	DRYWALL	Adj Base Rate		93.98	
Interior Floor 1	4	CARPET	RCN		278,359	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1960	
Heat Type	3	FORCED H/W	Effective Year Built		1988	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		194,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	624		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	2		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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		21.65	22,520	
EPF	ENCL PORCH	0	224		32.38	7,254	
FFL	1ST FLOOR	1,264	1,264		108.27	136,852	
GAR	GARAGE	0	600		43.31	25,985	
OPF	OPEN PORCH	0	56		11.60	650	
PAT	PATIO	0	128		5.08	650	
TQS	3/4 STORY	780	1,040		81.20	84,450	
Ttl Gross Liv / Lease Area		2,044	4,352	2,571		278,359	

