

Property Location

678 PARKER ST

Map ID

59/ 5/ 0/ /

Bldg Name

State Use

101

Vision ID

4482

Account #

4555

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:05:03

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
MCLAUGHLIN DERRICK J 678 PARKER ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	101	226000	226,000																										
						RES LAND	101	116100	116,100																										
						RESIDNTL.	101	11500	11,500																										
		DRAINAGE		VIEW	COMMUNITY																														
		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#																													
GIS ID F_388030_2855989						Total				353,600	353,600																								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
MCLAUGHLIN DERRICK J MCLAUGHLIN DERRICK J NEILS AMELIA C HEIRS + DEV OF,		24045	254	08-06-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		20001	0146	09-04-2013	U	I	145,000	1	2022	101	203,300	2021	101	195,100	2020	101	113,700																		
		04459	0314	07-28-1977	U	I	0		101	104,800	101	97,100	101	97,100																					
									101	11,500	101	11,500																							
		Total						319,600		Total		303,700		Total		222,300																			
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			0.00																																
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name		Tracing		Batch																													
0001				101		MG																													
NOTES																																			
																		Appraised BLDG. Value (Card)										226,000							
																		Appraised Xf (B) Value (Bldg)										0							
Appraised Ob (B) Value (Bldg)										11,500																									
Appraised Land Value (Bldg)										116,100																									
Special Land Value										0																									
Total Appraised Parcel Value										353,600																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										353,600																									
BUILDING PERMIT RECORD																																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																					
201902598	08-06-2019	4	ADDITION	40,000	06-30-2020	100	01-14-2020	NEW GARAGE & ST	06-30-2020			334	15	PERMIT VISIT																					
201902394	07-11-2019	5	DEMOLITION	2,000	06-30-2020	100	06-30-2020	DEMO ONE CAR G	06-08-2018			333	2	MEASURED																					
278	09-01-1992	MN	Manual Note	8,000				ALTERATION	04-24-2009			317	2	MEASURED																					
									04-02-2002			274	14	INSPECTED																					
									03-22-2002			250	22	MAILER SENT																					
									11-15-2001			247	2	MEASURED																					
									02-16-1993			131	15	PERMIT VISIT																					
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				26,393 SF	4.08	1.200	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	4.4	116,100														
Total Card Land Units							0.61	AC	Parcel Total Land Area: 0.61							Total Land Value					116,100														

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	108.84	
Interior Floor 2	4	CARPET	RCN	293,489	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1947	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	1		Year Remodeled	2019	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	7		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	77	
Extra Kitchen St			RCNLD	226,000	
FBM Sqft	463		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
02	SHED/FR	OB	Outbuildi	L	40	7.48	1970	60	0.00	AV	G	1.25	200
11	POOL I-V			L	560	29.00	1970	60	0.00	AV	A	1.00	9,700
02	SHED/FR			L	120	7.48	2000	60	0.00	AV	A	1.00	500
22	WOOD DK			L	200	9.20	2005	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	712		25.38	18,073	
CNP	CANOPY	0	95		6.70	636	
EPF	ENCL PORCH	0	140		63.64	8,909	
FFL	1ST FLOOR	712	712		127.27	90,618	
GAR	GARAGE	0	437		50.97	22,273	
OPF	OPEN PORCH	0	208		12.85	2,673	
PAT	PATIO	0	636		6.40	4,073	
SFL	2ND FLOOR	1,149	1,149		127.27	146,235	
Ttl Gross Liv / Lease Area		1,861	4,089			293,489	

