

Property Location

690 PARKER ST

Map ID

59/ 6/ 0/ /

Bldg Name

State Use

109

Vision ID

4493

Account #

4566

Bldg #

1

Sec #

1 of 1

Card #

1 of 2

Print Date

12/12/2022 10:06:43

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
RYAN JEANNINE M RYAN BRIAN A 690 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_387927_2856074		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	109	176300	176,300				
						RES LAND	109	123600	123,600				
						RESIDNTL.	109	9300	9,300				
		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#							
						Total				309,200	309,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RYAN JEANNINE M GONYEA,JEANNINE M CUFARI ELIZABETH, CUFARI ELIZABETH A + CUFARI ELIZABETH A +		13077	0568	03-28-2003	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12139	0016	01-10-2002	U	I	229,000	1	2022	109	157,800	2021	109	164,500	2020	109	156,000
		07984	0396	03-24-1992	U	I	50,000	1A		109	111,200		109	103,200		109	103,200
		07984	0395	03-24-1992	U	I	1	1A		109	9,300		109	9,300		109	9,300
		07045	0480	12-13-1988	U	I	1	1A	Total		278,300	Total		277,000	Total		268,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value
Total			0.00						
ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		Tracing		Batch			
0001				109		MG			
NOTES									

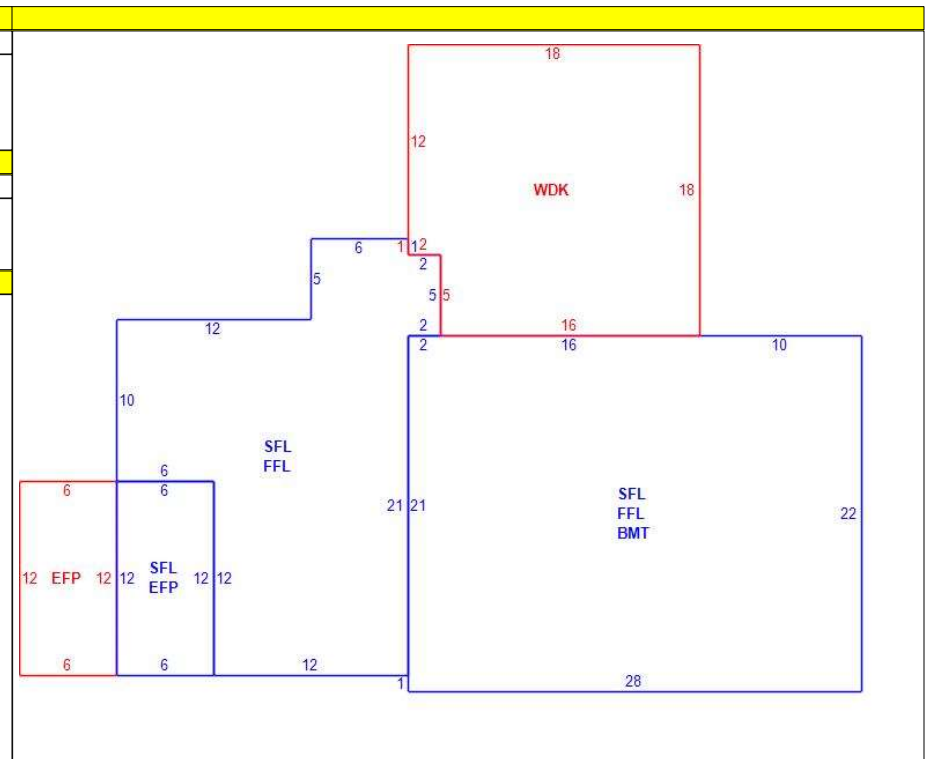
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result	
305	09-01-1988	MN	Manual Note	8,000				DECK	04-20-2021			333	14	INSPECTED	
									08-15-2019			334	2	MEASURED	
									01-27-2012			317	16	FIELDREV CHG	
									01-27-2012			317	16	FIELDREV CHG	
									05-02-2002			250	22	MAILER SENT	
									04-30-2002			274	14	INSPECTED	
									04-25-2002			274	14	INSPECTED	

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	109	MULT HS	RA				40,000	SF	2.84	1.200	7	LAND	1.00	MG	1.00		0	TRF1	0.9	1.000	3.07	122,800		
1	109	MULT HS	RA				0.120	AC	7,000.00	1.000	0		1.00	MG	1.00		0			1.000	7,000	800		
Total Card Land Units							1.04	AC	Parcel Total Land Area:							1.04	Total Land Value							123,600

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2	3	ALUMINUM	109	MULT HS	
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	4	CARPET	Adj Base Rate	109.07	
Interior Floor 2	3	HARDWOOD	RCN	277,770	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1936	
AC Type	01	NONE	Effective Year Built	1967	
Bedrooms	4		Depreciation Code	FR	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	54	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	46	
Extra Kitchen St			RCNLD	127,800	
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	3	CONCRETE	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	480	29.00	1965	60	0.00	AV	A	1.00	8,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	616		24.22	14,920	
EFB	ENCL PORCH	0	144		60.65	8,733	
FFL	1ST FLOOR	980	980		121.30	118,871	
SFL	2ND FLOOR	1,052	1,052		121.30	127,604	
WDK	WOOD DECK	0	314		24.34	7,642	
Ttl Gross Liv / Lease Area		2,032	3,106			277,770	



State Use 109
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CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
RYAN JEANNINE M RYAN BRIAN A 690 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_387927_2856074												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		109		176300		176,300															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		109		123600		123,600															
												RESIDNTL.		109		9300		9,300															
				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		309,200		309,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
RYAN JEANNINE M GONYEA,JEANNINE M CUFARI ELIZABETH, CUFARI ELIZABETH A + CUFARI ELIZABETH A +				13077 0568		03-28-2003		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				12139 0016		01-10-2002		U		I		229,000		1		2022		109		157,800		2021		109		164,500		2020		109		156,000	
				07984 0396		03-24-1992		U		I		50,000		1A				109		111,200				109		103,200		109		103,200			
				07984 0395		03-24-1992		U		I		1		1A				109		9,300				109		9,300		109		9,300			
				07045 0480		12-13-1988		U		I		1		1A																			
				Total												278,300		Total		277,000		Total		268,500									
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												APPRAISED VALUE SUMMARY															
Nbhd		Nbhd Name						Tracing				Batch				Appraised BLDG. Value (Card)										48,500							
0001								109				MG				Appraised Xf (B) Value (Bldg)										0							
																Appraised Ob (B) Value (Bldg)										9,300							
																Appraised Land Value (Bldg)										123,600							
																Special Land Value										0							
																Total Appraised Parcel Value										309,200							
																Valuation Method										C							
																Adjustment																	
																Net Total Appraised Parcel Value										309,200							
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					
																		04-20-2021 08-15-2019						333 334		14 2		INSPECTED 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											
2	109	MULT HS		RA				0	SF	0.00	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	0	0									
Total Card Land Units								0.00	AC	Parcel Total Land Area: 1.04								Total Land Value															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			109	MULT HS	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	8	PLYWD PANL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	133.84	
Interior Floor 2	3	HARDWOOD	RCN	93,297	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1850	
AC Type	01	NONE	Effective Year Built	1973	
Bedrooms	2		Depreciation Code	FA	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	48	
Total Rooms	4		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	52	
Extra Kitchen St			RCNLD	48,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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			L	256	7.48	1910	50	0.00	FR	F	0.90	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	432	432		146.00	63,074	
GAR	GARAGE	0	180		58.40	10,512	
HST	HALF STORY	81	162		73.00	11,826	
UAT	UNFIN ATTC	0	270		29.20	7,884	
Ttl Gross Liv / Lease Area		513	1,044			93,297	

