Property Location 309 PARKER ST | Map ID 75/ 19/ A/ / | Bldg Name | State Use 101
Vision ID 5351 | Account # 5428 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 9:00:52 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
RONCARATI LYNNDIA				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
309 PARKER ST	DRAINAGE		VIEW	COMMUNITY

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

EAST LONGMEADOW MA 01028

GIS ID F_391040_2849643

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	156600	156,600
RES LAND	101	117600	117,600
RESIDNTL.	101	15200	15,200
	Total	289,400	289,400

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RONCARATI LYNNDIA	22176	0167	05-17-2018	U	I		1
BANK OF AMERICA NA	21448	0364	11-16-2016	U	I	193,920	1L
RONCARATI LYNNDIA	15657	0257	01-26-2006	U	I	100	1A
ROLLINS,ROBERT H	10311	0112	06-03-1998	U	I	1	1A
ROLLINS ALLAN W HEIRS +,	04679	0240	10-25-1978	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	141,500	2021	101	135,700	2020	101	128,800
	101	106,000		101	98,400		101	98,400
	101	15,200		101	15,200		101	15,200
	Total	262,700		Total	249,300		Total	242,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	156,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	15,200
Appraised Land Value (Bldg)	117,600
Special Land Value	0
Total Appraised Parcel Value	289,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	289,400

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

SUB DIV 875

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
282	10-01-2002	3	GARAGE	7,500				DETACHED
156	06-19-2001	5	DEMOLITION	9,800				GARAGE
155	06-19-2001	5	DEMOLITION	3,500				SHED
154	06-19-2001	5	DEMOLITION	3,500				SHED
149	06-13-2001	5	DEMOLITION	8,000				GARAGE
306	12-03-1996	MN	Manual Note					DEMO
130	06-03-1996	MN	Manual Note	1,800				POOL

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-20-2018			333	3	MEAS+INSPCTD
06-22-2006			311	2	MEASURED
02-20-2003			274	15	PERMIT VISIT
04-18-2002			274	14	INSPECTED
03-07-2002			274	15	PERMIT VISIT
12-18-1996			200	15	PERMIT VISIT
03-23-1992			131	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				29,536	SF	3.69	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.98	117,600
						Total Card Land Units	0.68	AC	Parcel Total Land Area:	0.68												Total Land Value	117,600

Property Location	309 PARKER ST		Map ID	75/ 19/ A/ /		Bldg Name	State Use 101
Vision ID 5351		Account # 5428		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12-13-2022 9:00:53 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	3	MASONRY
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	2	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

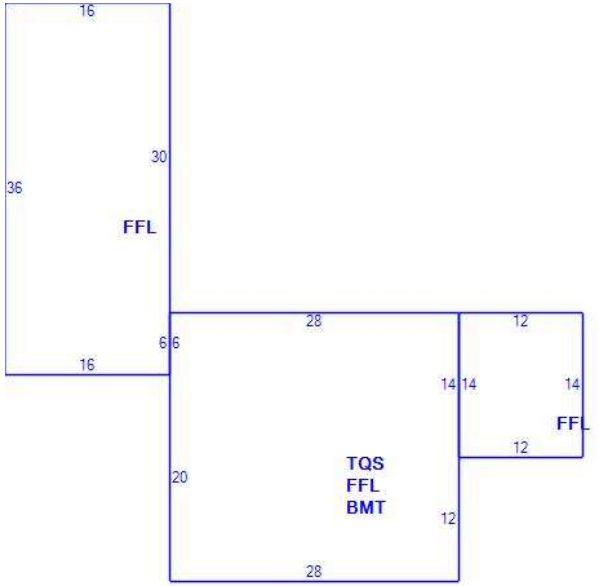
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	111.04
RCN	274,791
Net Other Adj	
Year Built	1780
Effective Year Built	1978
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	156,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	192	7.48	2001	70	0.00	GD	A	1.00	1,000
03	GARAGE	OB	Outbuildi	L	720	28.18	2002	70	0.00	GD	A	1.00	14,200

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	728		25.47	18,540
FFL	1ST FLOOR	1,472	1,472		126.98	186,919
TQS	3/4 STORY	546	728		95.24	69,333
	Ttl Gross Liv / Lease Area	2,018	2,928			274,791