

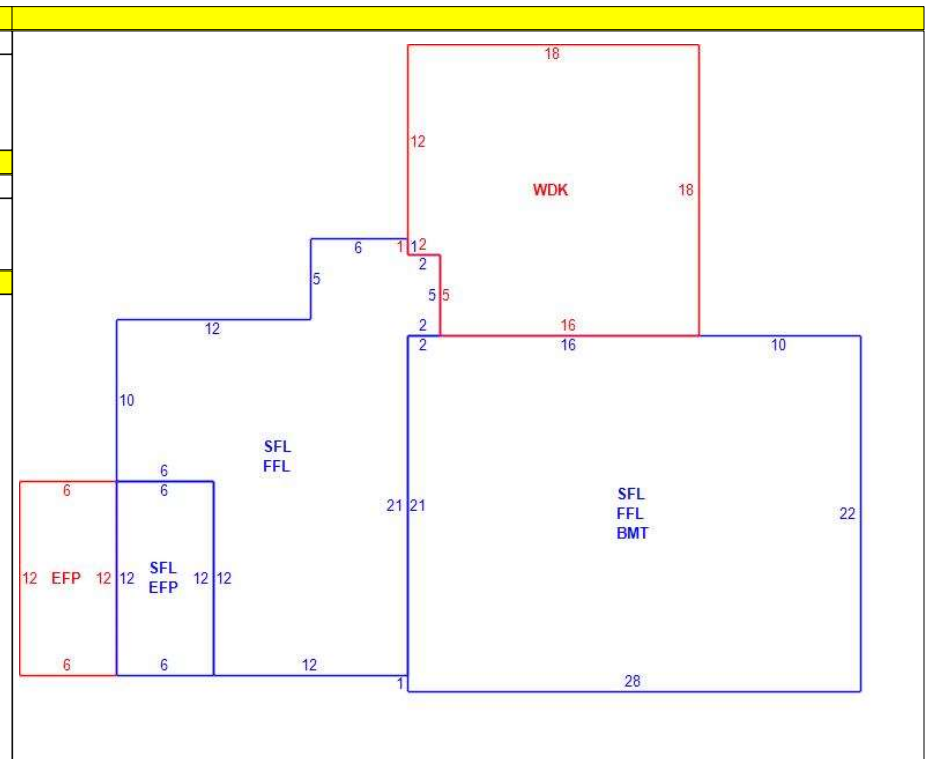
State Use 109
Print Date 11/14/2023 7:19:57 A

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		192000		192,000																													
												RES LAND		109		135600		135,600																													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		109		9800		9,800																													
				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		337,400		337,400																															
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		2023		109		176,300		2022		109		157,800		2021		109		164,500													
				07984		0396		03-24-1992		U		I		50,000		1A				109		123,600				109		111,200		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												Total		309,200		Total		278,300		Total		277,000																					
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																		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																													
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		3.12		1.200		7		LAND		1.00		MG		1.00						0		TRF1		0.9		1.000		3.37		134,800	
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				135,600			

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	120.16	
Interior Floor 2	3	HARDWOOD	RCN	303,166	
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	139,500	
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		26.43	16,284	
EFB	ENCL PORCH	0	144		66.19	9,532	
FFL	1ST FLOOR	980	980		132.39	129,739	
SFL	2ND FLOOR	1,052	1,052		132.39	139,271	
WDK	WOOD DECK	0	314		26.56	8,340	
Ttl Gross Liv / Lease Area		2,032	3,106			303,166	



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	192000				192,000							
												RES LAND		109	135600				135,600							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		109	9800				9,800							
				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		337,400		337,400										
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	2023	109	176,300	2022	109	157,800	2021	109	164,500					
				07984	0396	03-24-1992	U	I			50,000	1A		109	123,600		109	111,200		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		309,200	Total		278,300	Total		277,000					
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		Tracing				Batch		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 52,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,800 Appraised Land Value (Bldg) 135,600 Special Land Value 0 Total Appraised Parcel Value 337,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 337,400																
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	
																		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										0		

Property Location 690 PARKER ST
 Vision ID 4493 Account # 4566

Map ID 59/ 6/ 0/ /
 Bldg # 2

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 109
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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	147.09	
Interior Floor 2	3	HARDWOOD	RCN	101,001	
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	52,500	
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	12.00	1910	50	0.00	FR	F	0.90	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	432	432		158.06	68,282	
GAR	GARAGE	0	180		63.22	11,380	
HST	HALF STORY	81	162		79.03	12,803	
UAT	UNFIN ATTC	0	270		31.61	8,535	
Ttl Gross Liv / Lease Area		513	1,044			101,001	

