

Property Location		45 PARKER ST		Map ID		91/ 9/ 7/ /		Bldg Name		State Use 101	
Vision ID		5569		Account #		5649		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 10:29:23	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
DODGE CATHERINE M 45 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_392785_2844637						Description	Code	Appraised	Assessed		
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	112400	112,400		
						RES LAND	101	129200	129,200		
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	700	700		
SUPPLEMENTAL DATA						Total				242,300	242,300
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DODGE CATHERINE M GRAVES CLIFTON T HEIRS + DEV		20195 05799	0227 0385	02-18-2014 04-09-1985	U U	I I	1 0	LE 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	101	102,900	2022	101	92,700	2021	101	88,800
										101	116,900		101	105,300		101	97,600
										101	700		101	700		101	700
Total								220,500	Total	198,700	Total	187,100					

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
					SEWER BETTE													
Total																		

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)										112,400
0001				101		MG		Appraised Xf (B) Value (Bldg)										0
NOTES SUB 1139-FY17 SOLD 4.54 AC TO 91-10-8 PLAN 375-15 DEED 21017-482 1/6/16								Appraised Ob (B) Value (Bldg)										700
								Appraised Land Value (Bldg)										129,200
								Special Land Value										0
								Total Appraised Parcel Value										242,300
								Valuation Method										C
								Adjustment										
								Net Total Appraised Parcel Value										242,300

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			
									06-20-2018			333	2	MEASURED			
									06-30-2005			274	3	MEAS+INSPCTD			
									01-18-2000			250	22	MAILER SENT			
									12-15-1999			247	2	MEASURED			
									01-28-1981			500	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				27,497 SF	4.35	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	4.7	129,200	
Total Card Land Units							0.63	AC	Parcel Total Land Area: 0.63							Total Land Value							129,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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		133.72
Interior Floor 2			RCN		244,310
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1953
AC Type	01	NONE	Effective Year Built		1967
Bedrooms	3		Depreciation Code		FR
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		54
Total Rooms	5		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		46
Extra Kitchen St			RCNLD		112,400
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	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
07	POOL A-C	OB	Outbuildi	L	18	69.00	2002	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,212		29.32	35,531	
FFL	1ST FLOOR	1,212	1,212		146.82	177,947	
GAR	GARAGE	0	440		58.73	25,840	
OPF	OPEN PORCH	0	342		14.60	4,992	
Ttl Gross Liv / Lease Area		1,212	3,206			244,310	

