

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCMANUS DENNIS P + KARYN M 188 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_392032_2847466 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	254000			254,000											
												RES LAND		101	131900			131,900											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900			900											
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
				Total										386,800			386,800												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
MCMANUS DENNIS P + KARYN M BEORUSKY NADIA J HEIRS + DEV OF BEORUSKY				21077 0133		02-26-2016		U	I	237,500		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				06163 0161		07-23-1986		U	I	1		1A	2024	101	234,800	2023	101	215,600	2022	101	192,000								
				02612 0568		06-16-1958		U	I	0				101	131,900		101	118,800		101	107,200								
														101	900		101	600		101	600								
												Total	367,600	Total	335,000			Total	299,800										
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												APPROAISED VALUE SUMMARY													
Nbhd		Nbhd Name						Tracing			Batch																		
0001								101			MG																		
NOTES																													
WET BMT																Appraised BLDG. Value (Card) 254,000													
																Appraised Xf (B) Value (Bldg) 0													
																Appraised Ob (B) Value (Bldg) 900													
																Appraised Land Value (Bldg) 131,900													
																Special Land Value 0													
																Total Appraised Parcel Value 386,800													
																Valuation Method C													
																Adjustment													
																Net Total Appraised Parcel Value 386,800													
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				
201300727		03-15-2013		12	REROOF		14,450								NVC			04-08-2016					317	3	MEAS+INSPCTD				
136		05-06-2008		4	ADDITION		20,000								10` X 13` BATH & L			06-07-2013					317	15	PERMIT VISIT				
																		01-30-2009					317	15	PERMIT VISIT				
																		05-04-2006					311	3	MEAS+INSPCTD				
																		04-03-2000					247	14	INSPECTED				
																		01-03-2000					247	2	MEASURED				
																		03-31-1992					170	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				31,250 SF		3.91	1.200	7	LAND	1.00	MG	1.00				0 TRF1 0.9			1.000		4.22		131,900		
Total Card Land Units								0.72 AC		Parcel Total Land Area: 0.72								Total Land Value										131,900	

Property Location 188 PARKER ST
Vision ID 5376 Account # 5454

Map ID 76/ 13/ 0/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/22/2024 12:41:35

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	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	127.39	
Interior Floor 2			RCN	362,904	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1956	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	254,000	
FBM Sqft	921		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues			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
19	PATIO			L	126	8.00	1996	70	0.00	GD	G	1.25	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,847		28.43	52,514	
EFB	ENCL PORCH	0	275		71.42	19,640	
FFL	1ST FLOOR	1,847	1,847		142.32	262,856	
GAR	GARAGE	0	460		56.93	26,186	
OPF	OPEN PORCH	0	66		15.09	996	
WDK	WOOD DECK	0	24		29.65	712	
Ttl Gross Liv / Lease Area		1,847	4,519			362,904	

