

State Use 101
Print Date 11-21-2025 10:14:05

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
617 PARKER STREET LLC C/O SCHUHLEN JONATHAN 7 HEMLOCK CIR WILBRAHAM MA 01095 GIS ID F_388445_2854824												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		246800		246,800																	
												RES LAND		101		127300		127,300																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1600		1,600																	
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		375,700		375,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
617 PARKER STREET LLC KEELEY THOMAS J + JEAN W TRUS, KEELEY THOMAS J + JEAN W				17553		0306		11-15-2008		U		I		218,000		1B		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08183		0183		09-29-1992		U		I		1		1A		2025		101		224,000		2024		101		206,900		2023		101		189,700	
				02700		0091		09-09-1959		U		I		0						101		127,300				101		127,300				101		115,500	
																				101		1,600				101		1,600				101		1,000	
																						Total		352,900		Total		335,800		Total		306,200			
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												APPRaised VALUE SUMMARY																			
Nbhd		Nbhd Name						Tracing				Batch		Appraised BLDG. Value (Card)										246,800											
0001								101				MG		Appraised Xf (B) Value (Bldg)										0											
														Appraised Ob (B) Value (Bldg)										1,600											
														Appraised Land Value (Bldg)										127,300											
														Special Land Value										0											
														Total Appraised Parcel Value										375,700											
														Valuation Method										C											
														Adjustment																					
														Net Total Appraised Parcel Value										375,700											
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							
201801624		05-02-2018		18		CHIMNEY		1,900		06-06-2019		100		06-06-2019		REBUILD		06-06-2019						400		15		PERMIT VISIT							
150		05-28-2010		12		REROOF		5,500								NVC		06-08-2018						333		2		MEASURED							
190		08-01-1990		MN		Manual Note		13,000								ADDITION		12-13-2010						311		15		PERMIT VISIT							
																		05-29-2008						317		14		INSPECTED							
																		05-15-2008						317		2		MEASURED							
																		11-13-2001						247		14		INSPECTED							
																		10-31-2001						250		22		MAILER SENT							
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						25,000		SF	4.71		1.200	7	LAND	1.00	MG	1.00			0 TRF1 0.9				1.000	5.09		127,300					
Total Card Land Units										0.57		AC	Parcel Total Land Area: 0.57										Total Land Value										127,300		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	12	BOARD+BATT	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		142.22
Interior Floor 1	3	HARDWOOD	RCN		391,817
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built		1962
Heat Type	6	ELECTRC BB	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		246,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	636		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	2		Cost to Cure Ovr Comment		
WS Flues					

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	80	12.00	1967	60	0.00	AV	A	1.00	600
02	SHED/FR			L	96	12.00	1980	90	0.00	EX	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,272		31.06	39,508	
BNT	BSMT ENTRY	0	10		15.55	156	
CFL	CATHEDRAL CE	140	140		159.99	22,398	
FFL	1ST FLOOR	1,132	1,132		155.54	176,077	
GAR	GARAGE	0	484		62.35	30,176	
OPF	OPEN PORCH	0	48		16.20	778	
STG	STORAGE	0	16		58.33	933	
TQS	3/4 STORY	741	988		116.66	115,259	
WDK	WOOD DECK	0	209		31.26	6,533	
Ttl Gross Liv / Lease Area		2,013	4,299			391,817	

