

Property Location: 328 PARKER ST

Vision ID: 5369

Account #5447

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/28/2014 21:38

CURRENT OWNER

KOSTURA DANIEL J

KOSTURA LAURA M

328 PARKER ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

353,900

Appraised Value

259,700

94,100

100

353,900

Assessed Value

259,700

94,100

100

353,900

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

19476/ 272

17447/ 518

14938/ 363

10227/ 339

08610/ 0115

07282/ 500

SALE DATE

10/02/2012

08/22/2008

04/08/2005

04/03/1998

10/27/1993

10/02/1989

q/u

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v/i

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SALE PRICE

376,000

1

179,900

105,000

93,500

0

V.C.

00 A

H

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

255,800

96,900

300

353,000

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

234,700

99,800

2,100

336,600

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

210,000

96,400

2,200

308,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

DENIED ENTRY UPDATED PER MLS 71315345 .

FY13 ABT DENIED. ATC=VERY LOW

BUILDING PERMIT RECORD

Permit ID

NO #

326

243

Issue Date

05/29/2009

10/14/2008

07/11/2006

Type

14

10

17

Description

RE-BUILT

SHED

DECK

Amount

0

2,000

2,500

Insp. Date

% Comp.

0

0

0

Date Comp.

Comments

NEVER RECEIVED OR

26 X 10

VISIT/ CHANGE HISTORY

Date

01/25/2013

12/28/2012

01/30/2009

03/29/2007

03/29/2007

Type

IS

ID

317

317

317

311

311

Cd.

11

2

15

30

15

Purpose/Result

ENTRY DENIED

MEASURED

PERMIT VISIT

NOAH

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

39,204 SF

Unit Price

2.24

I. Factor

1.1900

S.A.

7

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MG

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

TRF1 190

S Adj Fact

.90

Adj. Unit Price

2.40

Land Value

94,100

Total Card Land Units:

0.90 AC

Parcel Total Land Area:

0.9 AC

Total Land Value:

94,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B-		GOOD (-)	FBM Sqft	408		
Stories	2.50		2 1/2 Stories	Int vs Ext	S		
Foundation	2			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			94.24
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			267,745
AC Type	03		FULL	AYB			1955
Bedrooms	3			EYB			2011
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	3			Year Remodeled			
Total Rooms	7			Dep %			3
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			97
Bsmt Garage				Apprais Val			259,700
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	80	7.48	2006	P		PR	30	100

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
ATC	ATTIC	204	816		23.56	19,226						
BMT	BASEMENT	0	816		18.83	15,362						
FFL	1ST FLOOR	816	816		94.24	76,902						
GAR	GARAGE	0	650		37.70	24,503						
SFL	2ND FLOOR	850	850		94.24	80,107						
TQS	3/4 STORY	488	650		70.75	45,991						
WDK	WOOD DECK	0	426		13.27	5,655						
Ttl. Gross Liv/Lease Area:		2,358	5,024	2,841		267,745						

