

State Use 101
Print Date 12/19/2019 4:06:26 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
IWANICKI STANLEY J IWANICKI JOAN M 431 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_389566_2851438												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	128900		128,900																
												RES LAND		101	99000		99,000																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7200		7,200																
				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		235,100		235,100																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
IWANICKI STANLEY J ECKMAN LORRAINE M, LUPI ROBERT E + SYLVIA H				11287		2526		07-31-2000		U		I		128,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				07726		0534		06-12-1991		U		I		123,000				2019	101	125,300	2018	101	92,900	2017	101	93,400							
				05165		0346		09-21-1981		U		I		0					101	96,200		101	96,200		101	94,300							
																			101	7,200		101	7,600		101	7,600							
																		Total		228700		Total		196700		Total		195300					
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				0.00																													
ASSESSING NEIGHBORHOOD																																	
Nbhd		Nbhd Name				B				Tracing				Batch																			
0001										101				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					
14		02-01-1991		MN		Manual Note										WOOD STOVE		06-20-2018 04-24-2008 11-02-2007 10-01-2001 08-10-2000 06-30-1992 01-23-1981						333 250 317 250 247 190 500		2 P1 2 22 2 3 3		MEASURED PHONE MESSAG MEASURED MAILER SENT MEASURED MEAS+INSPCTD 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				30,928 SF			2.99	1.190	7	LAND	1.00	MG	1.00							0 TRF1 0.9	1.000	3.20		99,000					
Total Card Land Units								0.710 AC		Parcel Total Land Area: 0.7100								Total Land Value												99,000			

Property Location 431 PARKER ST
 Vision ID 4782 Account # 4855

Map ID 62/ 21/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		91.64
Interior Floor 1	3	HARDWOOD	RCN		204,538
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1948
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		03
Full Baths	1		Year Remodeled		2010
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		128,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	336		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
03	GARAGE	OB	Outbuildi	L	240	28.18	1948	50	0.00	FR	A	1.00	3,400
07	POOL A-C	OB	Outbuildi	L	24	69.00	2007	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	320	9.20	2007	70	0.00	GD	A	1.00	2,100
02	SHED/FR			L	96	7.48	2004	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	672		21.05	14,142
FFL	1ST FLOOR	1,298	1,298		105.54	136,992
OFP	OPEN PORCH	0	20		10.55	211
TQS	3/4 STORY	504	672		79.16	53,193
Ttl Gross Liv / Lease Area		1,802	2,662	1,938		204,538

