

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
KOSTURA DANIEL J KOSTURA LAURA M 328 PARKER ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	280500		280,500																			
												RES LAND		101	102300		102,300																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	100		100																			
				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#																												
GIS ID F_390627_2849631												Total		382,900		382,900																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
KOSTURA DANIEL J BERTELLI BRENT J, BERTELLI,BRENT J SHEVLIN,BERNARD S MAZZOTTA MICHAEL C,				19476 0272		10-02-2012		U		I		376,000		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed									
				17447 0518		08-22-2008		U		I		1		1A		2019		101	273,000	2018		101	270,400	2017		101	262,500									
				14938 0363		04-08-2005		U		I		179,900						101	98,800			101	98,800			101	97,200									
				10227 0339		04-03-1998		U		I		105,000						101	100			101	100			101	100									
				08610 0115		10-27-1993		U		I		93,500																								
				Total										371900		Total		369300		Total		359800														
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				4,000.00																																
ASSESSING NEIGHBORHOOD																																				
Nbhd		Nbhd Name		B		Tracing		Batch																												
0001						101		MG																												
NOTES																																				
																APPRaised VALUE SUMMARY																				
																Appraised BLDG. Value (Card)								280,500												
																Appraised Xf (B) Value (Bldg)								0												
																Appraised Ob (B) Value (Bldg)								100												
																Appraised Land Value (Bldg)								102,300												
																Special Land Value								0												
																Total Appraised Parcel Value								382,900												
																Valuation Method								C												
																Adjustment																				
																Net Total Appraised Parcel Value								382,900												
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								
201601154		04-05-2016		62		SOLAR		16,016		05-04-2017		100		05-04-2017		2ND FL NEVER RE 26 X 10		05-04-2017						317		15		PERMIT VISIT								
NO #		05-29-2009		4		ADDITION		0						01-25-2013				317						11		ENTRY DENIED										
326		10-14-2008		10		SHED		2,000						12-28-2012				317						2		MEASURED										
243		07-11-2006		17		DECK		2,500						01-30-2009				317						15		PERMIT VISIT										
														03-29-2007				311						30		NOAH										
																		03-29-2007				311		15		PERMIT VISIT										
																		06-22-2006				311		11		ENTRY DENIED										
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				39,204	SF	2.43	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	2.61	102,300											
Total Card Land Units																		0.900		AC	Parcel Total Land Area: 0.9000				Total Land Value										102,300	

Property Location 328 PARKER ST
 Vision ID 5369 Account # 5447

Map ID 75/ 7/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

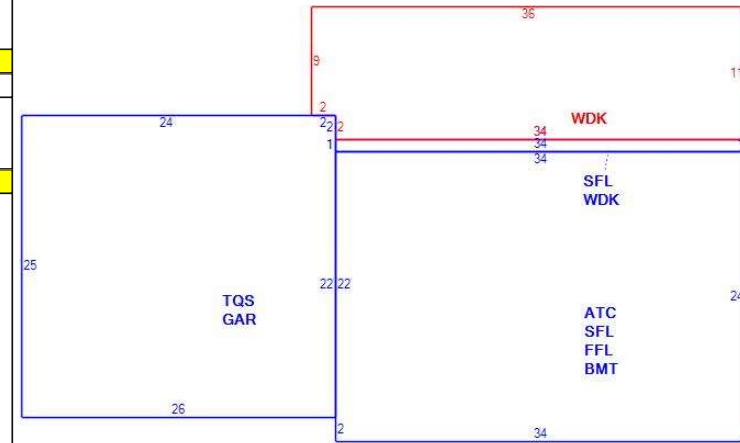
Card # 1 of 1

State Use 101
 Print Date 12/19/2019 5:41:23 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	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	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		81.94
Interior Floor 2	4	CARPET	RCN		337,920
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1955
AC Type	03	FULL	Effective Year Built		2001
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		17
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		280,500
FBM Sqft	408		Dep % Ovr		
FBM Quality	1		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		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	81.94
RCN	337,920
Net Other Adj	
Year Built	1955
Effective Year Built	2001
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	280,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
02	SHED/FR			L	80	7.48	2006	30	0.00	PR	P	0.75	100
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2001	83	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	204	816		29.74	24,265	
BMT	BASEMENT	0	816		23.76	19,388	
FFL	1ST FLOOR	816	816		118.94	97,058	
GAR	GARAGE	0	650		47.58	30,925	
SFL	2ND FLOOR	850	850		118.94	101,102	
TQS	3/4 STORY	488	650		89.30	58,045	
WDK	WOOD DECK	0	426		16.75	7,137	
Ttl Gross Liv / Lease Area		2,358	5,024	2,841		337,920	

