

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
IWANICKI STANLEY J IWANICKI JOAN M 431 PARKER ST EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		136000		136,000																		
												RES LAND		101		99000		99,000																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		7200		7,200																		
				SUPPLEMENTAL DATA										Total		242,200		242,200																		
GIS ID F_389566_2851438				Mailed				Assoc Pid#																												
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								
				07726		0534		06-12-1991		U		I		123,000				2020		101		128,900		2019		101		125,300								
				05165		0346		09-21-1981		U		I		0						101		99,000		2018		101		96,200								
																				101		7,200				101		7,600								
																Total		235100		Total		228700		Total		196700										
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																																				
																Appraised BLDG. Value (Card)										136,000										
																Appraised Xf (B) Value (Bldg)										0										
																Appraised Ob (B) Value (Bldg)										7,200										
																Appraised Land Value (Bldg)										99,000										
																Special Land Value										0										
																Total Appraised Parcel Value										242,200										
																Valuation Method										C										
																Adjustment																				
																Net Total Appraised Parcel Value										242,200										
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						333		2		MEASURED								
																		04-24-2008						250		P1		PHONE MESSAG								
																		11-02-2007						317		2		MEASURED								
																		10-01-2001						250		22		MAILER SENT								
																		08-10-2000						247		2		MEASURED								
																		06-30-1992						190		3		MEAS+INSPCTD								
																		01-23-1981						500		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				30,928 SF		2.99	1.190	7	LAND	1.00	MG	1.00			0 TRF1			0.9		1.000		3.2		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

State Use 101
 Print Date 11-03-2020 8:31:21 P

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	
Exterior Wall 2			101	ONE FAM	
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	97.49	
Interior Floor 2			RCN	215,876	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating	03	
Half Baths	1		Year Remodeled	2010	
Extra Fixtures	0		Depreciation %	37	
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	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	136,000	
FBM Sqft	336		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
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		22.21	14,926	
FFL	1ST FLOOR	1,298	1,298		111.39	144,586	
OFP	OPEN PORCH	0	20		11.14	223	
TQS	3/4 STORY	504	672		83.54	56,141	
Ttl Gross Liv / Lease Area		1,802	2,662	1,938		215,876	

