

Property Location

78 PARKER ST

Map ID

78/ 11/ 0/ /

Bldg Name

State Use

101

Vision ID

5552

Account #

5632

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 9:37:48 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
MUSHENKO MARK S MUSHENKO NICOLETTE A 78 PARKER ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	252100	252,100											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	95000	95,000											
										RESIDNTL.	101	5000	5,000											
										Total				352,100	352,100									
SUPPLEMENTAL DATA																								
Alt Prcl ID		Received																						
SP Permit		NIA																						
Chapter Land		Field 8																						
OC Dates		Field 9																						
In+Ex FY		Field 10																						
Mailed		Assoc Pid#																						
GIS ID		F_392438_2845270																						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MUSHENKO MARK S ANGELICA NICOLETTE M SIMONDS FRANCIS X +		21872		0552		09-25-2017		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed			
		09282		0226		10-20-1995		U		I		120,000				2020	101	239,000	2019	101	232,500			
		04298		0339		07-27-1976		U		I		0					101	95,000		101	92,300			
																	101	5,000		101	5,000			
																Total		339000	Total		329800	Total		300000
EXEMPTIONS														OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int												
														APPRAISED VALUE SUMMARY										
														Appraised BLDG. Value (Card)				252,100						
														Appraised Xf (B) Value (Bldg)				0						
														Appraised Ob (B) Value (Bldg)				5,000						
														Appraised Land Value (Bldg)				95,000						
														Special Land Value				0						
														Total Appraised Parcel Value				352,100						
														Valuation Method				C						
														Adjustment										
														Net Total Appraised Parcel Value				352,100						
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										
201702498	09-18-2017	7	REMODEL	8,000	02-27-2018	100	02-27-2018	KITCHEN & BATH	02-27-2018			333	15	PERMIT VISIT										
201502915	11-30-2015	91	INSULATION	3,164		0			03-23-2012			317	14	INSPECTED										
156	05-15-2008	4	ADDITION	41,500				26` X 24` MASTER	03-23-2012			317	15	PERMIT VISIT										
324	10-01-1987	MN	Manual Note	16,000				PORCH	03-09-2012			317	15	PERMIT VISIT										
									01-21-2011			317	15	PERMIT VISIT										
									02-23-2010			316	14	INSPECTED										
									02-09-2010			316	15	PERMIT VISIT										
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				20,250 SF	4.38	1.190	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	4.69	95,000			
Total Card Land Units							0.465	AC	Parcel Total Land Area: 0.4649							Total Land Value					95,000			

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	1		CONCRETE				MIXED USE						
Exterior Wall 1	7		BRICK				Code	Description			Percentage		
Exterior Wall 2	4		VINYL				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				80.23		
Interior Floor 1	3		HARDWOOD				RCN				327,351		
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built				1951		
Heat Type	3		FORCED H/W				Effective Year Built				1995		
AC Type	03		FULL				Depreciation Code				GV		
Bedrooms	3						Remodel Rating				04		
Full Baths	2						Year Remodeled				2017		
Half Baths	1						Depreciation %				23		
Extra Fixtures	2						Functional Obsol						
Total Rooms	8						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor				1		
Half Bath Style	G		GOOD				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				77		
Extra Kitchens	0						RCNLD				252,100		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	2						Misc Imp Ovr Comment						
WS Flues							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
07	POOL A-C	OB	Outbuildi	L	26	69.00	1980	70	0.00	GD	G	1.25	1,600
41	IMP SHD			L	192	6.90	1998	85	0.00	VG	V	1.50	1,700
40	LEAN-TO			L	112	5.75	1998	70	0.00	GD	A	1.00	500
22	WOOD DK			L	144	9.20	2003	70	0.00	GD	G	1.25	1,200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,548		18.63		28,846		
CFL	CATHEDRAL CE					312	312		95.73		29,869		
FFL	1ST FLOOR					1,564	1,564		93.05		145,531		
GAR	GARAGE					0	440		37.22		16,377		
OPF	OPEN PORCH					0	256		9.45		2,419		
SFL	2ND FLOOR					312	312		93.05		29,032		
TQS	3/4 STORY					663	884		69.79		61,692		
WDK	WOOD DECK					0	1,042		13.04		13,585		
Ttl Gross Liv / Lease Area						2,851	6,358	3,518			327,351		

