

Property Location

431 PARKER ST

Map ID

62/ 21/ 0/ /

Bldg Name

State Use

101

Vision ID

4782

Account #

4855

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/4/2021 12:08:00 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
IWANICKI STANLEY J IWANICKI JOAN M 431 PARKER ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	142000	142,000											
						RES LAND	101	107000	107,000											
						RESIDNTL.	101	7200	7,200											
		DRAINAGE		VIEW	COMMUNITY															
		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_389566_2851438						Total				256,200	256,200									
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	2021	101	Assessed	2020	101	Assessed	2019	101	Assessed				
		07726	0534	06-12-1991	U	I	123,000													
		05165	0346	09-21-1981	U	I	0													
		Total						242,200	Total	235,100	Total	228,700								
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													APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				142,000						
0001						101		MG		Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				7,200						
										Appraised Land Value (Bldg)				107,000						
										Special Land Value				0						
										Total Appraised Parcel Value				256,200						
										Valuation Method				C						
										Adjustment										
										Net Total Appraised Parcel Value				256,200						
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	3.23	1.190	7	LAND	1.00	MG	1.00		0 TRF1	0.9	1.000	3.46	107,000
Total Card Land Units							0.71	AC	Parcel Total Land Area: 0.71							Total Land Value				107,000

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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	
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	102.37	
Interior Floor 2			RCN	225,333	
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	142,000	
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		23.18	15,580	
FFL	1ST FLOOR	1,298	1,298		116.27	150,920	
OFP	OPEN PORCH	0	20		11.63	233	
TQS	3/4 STORY	504	672		87.20	58,601	
Ttl Gross Liv / Lease Area		1,802	2,662	1,938		225,333	

