

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	308100		308,100															
												RES LAND		101	110200		110,200															
				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		418,400		418,400																
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						
				17447		0518		08-22-2008		U		I		1		1A		2021		101	295,500		2020		101	280,500		2019		101	273,000	
				14938		0363		04-08-2005		U		I		179,900						101	102,300				101	102,300				101	98,800	
				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												397,900		Total		382,900		Total		371,900								
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				5,600.00																												
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name		B		Tracing		Batch																								
0001						101		MG																								
NOTES																																
																Appraised BLDG. Value (Card)								308,100								
																Appraised Xf (B) Value (Bldg)								0								
																Appraised Ob (B) Value (Bldg)								100								
																Appraised Land Value (Bldg)								110,200								
																Special Land Value								0								
																Total Appraised Parcel Value								418,400								
																Valuation Method								C								
																Adjustment																
																Net Total Appraised Parcel Value								418,400								
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		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	2.62	1.190	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	2.81	110,200										
Total Card Land Units																0.90		AC	Parcel Total Land Area: 0.90		Total Land Value								110,200			

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 11/4/2021 9:17:24 AM

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		91.53
Interior Floor 2	4	CARPET	RCN		371,159
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		308,100
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		

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		32.66	26,651	
BMT	BASEMENT	0	816		26.10	21,295	
FFL	1ST FLOOR	816	816		130.64	106,605	
GAR	GARAGE	0	650		52.26	33,967	
SFL	2ND FLOOR	850	850		130.64	111,047	
TQS	3/4 STORY	488	650		98.08	63,754	
WDK	WOOD DECK	0	426		18.40	7,839	
Ttl Gross Liv / Lease Area		2,358	5,024	2,841		371,159	

