

State Use 101
Print Date 12/12/2022 10:49:23

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
IWANICKI STANLEY J IWANICKI JOAN M 431 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_389566_2851438												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	157400		157,400												
												RES LAND		101	118800		118,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7200		7,200												
				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#				Total		283,400		283,400													
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	Year	Code	Assessed			
				07726		0534		06-12-1991		U		I		123,000				2022	101	142,000	2021	101	136,000	2020	101	128,900			
				05165		0346		09-21-1981		U		I		0					101	107,000		101	99,000		101	99,000			
																			101	7,200		101	7,200		101	7,200			
				Total		0.00										Total	256,200	Total	242,200	Total	235,100								
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				Tracing		Batch																					
0001						101		MG																					
NOTES																													
																		Appraised BLDG. Value (Card)								157,400			
																		Appraised Xf (B) Value (Bldg)								0			
																		Appraised Ob (B) Value (Bldg)								7,200			
																		Appraised Land Value (Bldg)								118,800			
																		Special Land Value								0			
Total Appraised Parcel Value																		283,400											
Valuation Method																		C											
Adjustment																													
Net Total Appraised Parcel Value														283,400															
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	
20220309914		11-21-202202-01-1991		91MN		INSULATION Manual Note		4,062				0				WOOD STOVE		06-20-201804-24-200811-02-200710-01-200108-10-200006-30-199201-23-1981						333250317250247190500		2P122233		MEASUREDPHONE MESSAGEMAILER SENTMEASUREDMEAS+INSPCTDMEAS+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	3.55	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.84	118,800				
Total Card Land Units								0.71	AC	Parcel Total Land Area: 0.71								Total Land Value								118,800			

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

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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		115.04
Interior Floor 2			RCN		249,888
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1948
AC Type	01	NONE	Effective Year Built		1984
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		157,400
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		25.71	17,278	
FFL	1ST FLOOR	1,298	1,298		128.94	167,366	
OFP	OPEN PORCH	0	20		12.89	258	
TQS	3/4 STORY	504	672		96.71	64,986	
Ttl Gross Liv / Lease Area		1,802	2,662			249,888	

