

State Use 101
Print Date 12-13-2022 9:00:07 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MANCUSO PATRICIA A 355 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_390587_2850267												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		202800		202,800																	
												RES LAND		101		123800		123,800																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		300		300																	
				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		326,900		326,900																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MANCUSO PATRICIA A MANCUSO GUY P + PATRICIA A,				11377 05804		0509 0149		10-20-2000 05-01-1985		U U		I I		100 74,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2022		101		181,500		2021		101		173,800		2020		101		164,600	
																				101		111,400		101		103,400		101		103,400					
																						300		101		300		101		300					
				Total		0.00												Total		293,200		Total		277,500		Total		268,300							
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												APPROAISED VALUE SUMMARY																	
Nbhd				Nbhd Name								Tracing				Batch				Appraised BLDG. Value (Card)										202,800					
0001												101				MG				Appraised Xf (B) Value (Bldg)										0					
																Appraised Ob (B) Value (Bldg)										300									
																Appraised Land Value (Bldg)										123,800									
																Special Land Value										0									
																Total Appraised Parcel Value										326,900									
																Valuation Method										C									
																Adjustment																			
																Net Total Appraised Parcel Value										326,900									
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							
138		06-01-1990		MN		Manual Note		3,500								AG POOL		06-20-2018						333		2		MEASURED							
161		06-01-1988		MN		Manual Note		30,000								ADDITION		09-27-2010						311		2		MEASURED							
																		06-29-2006						311		1		LEFT NOTICE							
																		04-11-2000						247		14		INSPECTED							
																		01-04-2000						247		2		MEASURED							
																		03-24-1992						170		3		MEAS+INSPCTD							
																		01-09-1991						105		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				40,000	SF	2.84	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	3.07	122,800										
1	101	ONE FAM		RA				0.140	AC	7,000.00	1.000	0		1.00	MG	1.00				0			1.000	7,000	1,000										
Total Card Land Units																1.06 AC		Parcel Total Land Area: 1.06				Total Land Value										123,800			

Property Location 355 PARKER ST
 Vision ID 5346 Account # 5423

Map ID 75/ 14/ 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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		107.18
Interior Floor 1	3	HARDWOOD	RCN		289,718
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1951
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		202,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	288		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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
02	SHED/FR			L	64	7.48	2000	60	0.00	AV	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		23.74	27,343	
FFL	1ST FLOOR	1,296	1,296		118.88	154,072	
GAR	GARAGE	0	440		47.55	20,923	
HST	HALF STORY	416	832		59.44	49,455	
TQS	3/4 STORY	240	320		89.16	28,532	
WDK	WOOD DECK	0	396		23.72	9,392	
Ttl Gross Liv / Lease Area		1,952	4,436			289,718	

