Property Location 299 PARKER ST | Map ID 75/ 20/ A/ / | Bldg Name | State Use 101
Vision ID 5352 | Account # 5429 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 9:01:03 A

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| FIORENTINO JAMES A + LAUREN E | | | | |
| | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 299 PARKER ST | | | | |
| | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

| SUPPLEMENTAL DATA | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit HO:HO | NIA |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | Assoc Pid# |

GIS ID F_391299_2849427

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 268600 | 268,600 |
| RES LAND | 101 | 123700 | 123,700 |
| RESIDNTL. | 101 | 9700 | 9,700 |
| | | Total | 402,000 | 402,000 |

1006
EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| FIORENTINO JAMES A + LAUREN E | 21055 | 0107 | 02-05-2016 | U | I | 180,000 | 1 |
| MINOR MARION E HEIRS + DEV OF | 01800 | 0486 | 06-13-1945 | U | I | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | 241,600 | 2021 | 101 | 231,600 | 2020 | 101 | 219,600 |
| | 101 | 111,300 | | 101 | 103,300 | | 101 | 103,300 |
| | 101 | 9,700 | | 101 | 9,700 | | 101 | 9,700 |
| | Total | 362,600 | Total | | 344,600 | Total | | 332,600 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | MG |

**NOTES**

SUB DIV #879 & 882 & 890

INT EST 5/17

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 268,600 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 9,700 |
| Appraised Land Value (Bldg) | 123,700 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 402,000 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 402,000 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 201601466 | 04-27-2016 | 4 | ADDITION | 140,000 | 06-10-2016 | 100 | 05-11-2017 | 2ND FL & ADD TO E |
| 85 | 04-19-2011 | 12 | REROOF | 4,400 | 05-09-2014 | 100 | 05-09-2014 | PERMIT EXPIRED |
| 188 | 08-10-2009 | 12 | REROOF | 2,200 | | | | REROOF GARAGE |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 05-11-2017 | | | 317 | 2 | MEASURED |
| 06-10-2016 | | | 317 | 15 | PERMIT VISIT |
| 05-09-2014 | | | 317 | 15 | PERMIT VISIT |
| 06-07-2013 | | | 317 | 15 | PERMIT VISIT |
| 03-09-2012 | | | 317 | 15 | PERMIT VISIT |
| 02-09-2010 | | | 316 | 15 | PERMIT VISIT |
| 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 | | | | 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 | | | | 0.130 | AC | 7,000.00 | 1.000 | 0 | | 1.00 | MG | 1.00 | | | 0 | | | 1.000 | 7,000 | 900 |
| Total Card Land Units | | | | | | | 1.05 | AC | Parcel Total Land Area: | | | 1.05 | | | | | | | | | Total Land Value | | 123,700 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Property Location | 299 PARKER ST | | Map ID | 75/ 20/ A/ / | Bldg Name | | State Use 101 |
| Vision ID 5352 | | Account # 5429 | | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 9:01:03 A |

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 06 | COLONIAL |
| Model | 01 | RESIDENTIAL |
| Grade | C+ | AVG. (+) |
| Stories | 2.00 | 2 STORY |
| Foundation | 2 | CONC BLOCK |
| Exterior Wall 1 | 4 | VINYL |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 1 | DRYWALL |
| Interior Wall 2 | | |
| Interior Floor 1 | 3 | HARDWOOD |
| Interior Floor 2 | 4 | CARPET |
| Heat Fuel | 2 | GAS |
| Heat Type | 3 | FORCED H/W |
| AC Type | 01 | NONE |
| Bedrooms | 4 | |
| Full Baths | 3 | |
| Half Baths | 0 | |
| Extra Fixtures | 2 | |
| Total Rooms | 8 | |
| Bath Style | G | GOOD |
| Half Bath Style | | |
| Kitchens | 1 | |
| Kitchen Style | G | GOOD |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | | |
| FBM Quality | | |
| Fireplaces | 0 | |
| WS Flues | | |
| Central Vac | 0 | NO |
| Frame | 1 | WOOD |

## CONSTRUCTION DETAIL (CONTINUED)

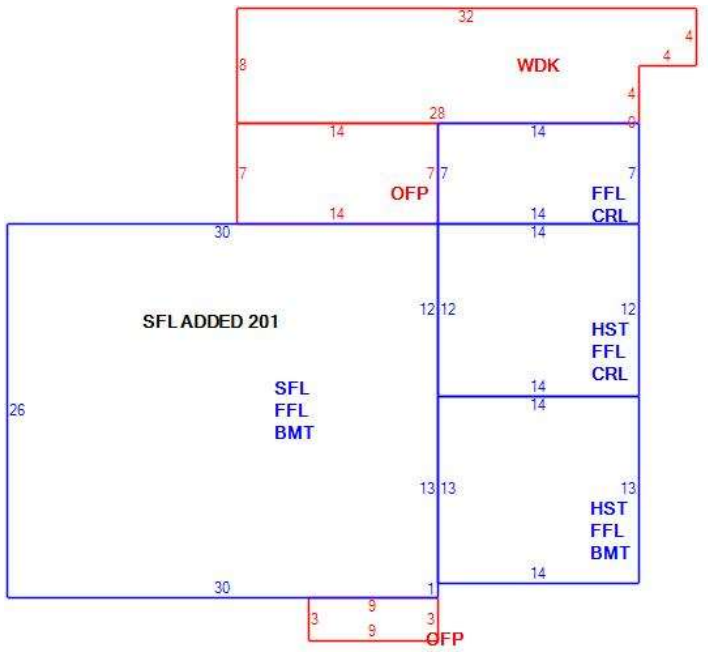
| Element | Cd | Description |
|---|---|---|
| Basement Floor | 12 | CONCRETE |
| Bsmt Garage | | |
| #Heat Sys | 1.00 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 107.04 |
| RCN | 323,666 |
| Net Other Adj | |
| Year Built | 1935 |
| Effective Year Built | 2004 |
| Depreciation Code | VG |
| Remodel Rating | |
| Year Remodeled | 2016 |
| Depreciation % | 17 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 83 |
| RCNLD | 268,600 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| 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 | 576 | 28.18 | 1980 | 60 | 0.00 | AV | A | 1.00 | 9,700 |

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 962 | | 26.38 | 25,375 |
| CRL | CRAWL | 0 | 266 | | 6.46 | 1,718 |
| FFL | 1ST FLOOR | 1,228 | 1,228 | | 132.16 | 162,296 |
| HST | HALF STORY | 175 | 350 | | 66.08 | 23,128 |
| OFP | OPEN PORCH | 0 | 125 | | 13.74 | 1,718 |
| SFL | 2ND FLOOR | 780 | 780 | | 132.16 | 103,087 |
| WDK | WOOD DECK | 0 | 240 | | 26.43 | 6,344 |
| | Ttl Gross Liv / Lease Area | 2,183 | 3,951 | | | 323,666 |