

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	342600		342,600								
												RES LAND		101	122300		122,300								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	100		100								
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA								Total		465,000		465,000									
				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																									
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	Year	Code	Assessed
				17447 0518		08-22-2008		U		I		1		1A		2022		101	308,100	2021	101	295,500	2020	101	280,500
				14938 0363		04-08-2005		U		I		179,900						101	110,200		101	102,300		101	102,300
				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										Total		418,400		Total		397,900		Total		382,900	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 342,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 100 Appraised Land Value (Bldg) 122,300 Special Land Value 0 Total Appraised Parcel Value 465,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 465,000										
Total				7,200.00																					
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name				Tracing				Batch															
0001						101				MG															
NOTES																									

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 12-13-2022 9:03:40 A

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	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	102.63	
Interior Floor 1	3	HARDWOOD	RCN	412,762	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1955	
Heat Type	1	FORCED H/A	Effective Year Built	2004	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	17	
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	83	
Extra Kitchens	0		RCNLD	342,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	408		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	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		36.01	29,380
BMT	BASEMENT	0	816		28.77	23,475
FFL	1ST FLOOR	816	816		144.02	117,520
GAR	GARAGE	0	650		57.61	37,445
SFL	2ND FLOOR	850	850		144.02	122,417
TQS	3/4 STORY	488	650		108.13	70,282
WDK	WOOD DECK	0	426		28.74	12,242
Ttl Gross Liv / Lease Area		2,358	5,024			412,762

