

Property Location

355 PARKER ST

Map ID

75/ 14/ 0/ /

Bldg Name

State Use

101

Vision ID

5346

Account #

5423

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 9:49:28 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MANCUSO PATRICIA A						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	221400	221,400															
					RES LAND	101	135800	135,800															
					RESIDNTL.	101	400	400															
355 PARKER ST	DRAINAGE		VIEW	COMMUNITY																			
SUPPLEMENTAL DATA																							
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		357,600	357,600														
GIS ID F_390587_2850267																							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MANCUSO PATRICIA A		11377	0509	10-20-2000	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
MANCUSO GUY P + PATRICIA A,		05804	0149	05-01-1985	U	I	74,000		2023	101	202,800	2022	101	181,500	2021	101	173,800						
										101	123,800		101	111,400		101	103,400						
										101	300		101	300		101	300						
									Total		326,900	Total		293,200	Total		277,500						
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) 221,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 135,800 Special Land Value 0 Total Appraised Parcel Value 357,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 357,600														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		MG																	
NOTES																							
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	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.37	134,800	
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							135,800

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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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	118.08	
Interior Floor 2	4	CARPET	RCN	316,281	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1951	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	221,400	
FBM Sqft	288		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	64	12.00	2000	60	0.00	AV	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		25.91	29,850	
FFL	1ST FLOOR	1,296	1,296		129.78	168,199	
GAR	GARAGE	0	440		51.91	22,842	
HST	HALF STORY	416	832		64.89	53,990	
TQS	3/4 STORY	240	320		97.34	31,148	
WDK	WOOD DECK	0	396		25.89	10,253	
Ttl Gross Liv / Lease Area		1,952	4,436			316,281	

