

Property Location

78 PARKER ST

Map ID

78/ 11/ 0/ /

Bldg Name

State Use

101

Vision ID

5552

Account #

5632

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:26:15

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
MUSHENKO MARK S MUSHENKO NICOLETTE A 78 PARKER ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	318800	318,800										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	125100	125,100										
										RESIDNTL.	101	6500	6,500										
		SUPPLEMENTAL DATA								Total				450,400		450,400							
GIS ID		F_392438_2845270		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MUSHENKO MARK S ANGELICA NICOLETTE M SIMONDS FRANCIS X +				21872 0552 09282 0226 04298 0339		09-25-2017 10-20-1995 07-27-1976		U U I I U I		1 120,000 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2023	101	292,600	2022	101	262,900	2021	101	252,100	
															101	113,800		101	102,700		101	95,000	
															101	5,000		101	5,000		101	5,000	
												Total		411,400		Total		370,600		Total		352,100	
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																					
ASSESSING NEIGHBORHOOD														Appraised BLDG. Value (Card) 318,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,500 Appraised Land Value (Bldg) 125,100 Special Land Value 0 Total Appraised Parcel Value 450,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 450,400									
Nbhd		Nbhd Name				Tracing		Batch															
0001						101		MG															
NOTES																							
2017 REMODEL COMPLETE PER BI 1/23/18																							
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								
201702498	09-18-2017	7	REMODEL	8,000	02-27-2018	100	02-27-2018	KITCHEN & BATH		02-27-2018			333	15	PERMIT VISIT								
201502915	11-30-2015	91	INSULATION	3,164		0				03-23-2012			317	14	INSPECTED								
156	05-15-2008	4	ADDITION	41,500				26` X 24` MASTER		03-23-2012			317	15	PERMIT VISIT								
324	10-01-1987	MN	Manual Note	16,000				PORCH		03-09-2012			317	15	PERMIT VISIT								
										01-21-2011			317	15	PERMIT VISIT								
										02-23-2010			316	14	INSPECTED								
										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				20,250 SF	5.72	1.200	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	6.18	125,100		
Total Card Land Units							0.46	AC	Parcel Total Land Area:				0.46	Total Land Value							125,100		

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		1	CONCRETE				MIXED USE						
Exterior Wall 1		7	BRICK				Code	Description			Percentage		
Exterior Wall 2		4	VINYL				101	ONE FAM			100		
Roof Structure		1	GABLE								0		
Roof Cover		1	ASPHALT SH								0		
Interior Wall 1		2	PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				103.06		
Interior Floor 1		3	HARDWOOD				RCN				414,057		
Interior Floor 2							Net Other Adj						
Heat Fuel		2	GAS				Year Built				1951		
Heat Type		3	FORCED H/W				Effective Year Built				1998		
AC Type		03	FULL				Depreciation Code				GV		
Bedrooms		3					Remodel Rating				04		
Full Baths		2					Year Remodeled				2017		
Half Baths		1					Depreciation %				23		
Extra Fixtures		2					Functional Obsol						
Total Rooms		8					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				77		
Extra Kitchens		0					RCNLD				318,800		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces		2					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
07	POOL A-C	OB	Outbuildi	L	26	69.00	1980	70	0.00	GD	G	1.25	1,600
41	IMP SHD			L	192	10.00	1998	85	0.00	VG	V	1.50	2,400
40	LEAN-TO			L	112	8.00	1998	70	0.00	GD	A	1.00	600
22	WOOD DK			L	144	15.00	2003	70	0.00	GD	G	1.25	1,900
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,548		23.16		35,854		
CFL	CATHEDRAL CE					312	312		118.99		37,126		
FFL	1ST FLOOR					1,564	1,564		115.66		180,890		
GAR	GARAGE					0	440		46.26		20,356		
OPF	OPEN PORCH					0	256		11.75		3,007		
SFL	2ND FLOOR					312	312		115.66		36,085		
TQS	3/4 STORY					663	884		86.74		76,682		
WDK	WOOD DECK					0	1,042		23.09		24,057		
Ttl Gross Liv / Lease Area						2,851	6,358				414,057		

