

State Use 101
Print Date 11/22/2024 12:36:59

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		RESIDENTL.		101		240000		240,000											
												RES LAND		101		135800		135,800											
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		400		400											
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		376,200		376,200											
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			
																		2024	101	221,400	2023	101	202,800	2022	101	181,500			
																				101	135,800	101	123,800	101	111,400				
																				101	400	101	300	101	300				
				Total												Total		357,600		Total		326,900		Total		293,200			
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																APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value													
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	

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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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		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	128.98	
Interior Floor 2	4	CARPET	RCN	342,844	
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	240,000	
FBM Sqft	288		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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		28.09	32,357	
FFL	1ST FLOOR	1,296	1,296		140.68	182,325	
GAR	GARAGE	0	440		56.27	24,760	
HST	HALF STORY	416	832		70.34	58,524	
TQS	3/4 STORY	240	320		105.51	33,764	
WDK	WOOD DECK	0	396		28.07	11,114	
Ttl Gross Liv / Lease Area		1,952	4,436			342,844	

