

State Use 101
Print Date 11/22/2025 9:44:14 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MUSHENKO MARK S MUSHENKO NICOLETTE A 78 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_392438_2845270												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		380000		380,000																	
												RES LAND		101		125100		125,100																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		6500		6,500																	
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		SUPPLEMENTAL DATA																													
Total												Total		511,600		511,600																			
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		09-25-2017		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				09282		0226		10-20-1995		U		I		120,000				2025		101		345,000		2024		101		318,800		2023		101		292,600	
				04298		0339		07-27-1976		U		I		0						101		125,100				101		125,100		101		113,800			
																				101		6,500				101		6,500		101		5,000			
																				Total		476,600		Total		450,400		Total		411,400					
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																																			
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				MG																							
NOTES																																			
																		APPROAISED VALUE SUMMARY																	
																		Appraised BLDG. Value (Card)								380,000									
																		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																		511,600																	
Valuation Method																		C																	
Adjustment																																			
Net Total Appraised Parcel Value																		511,600																	
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 PORCH		03-23-2012						317		15		PERMIT VISIT							
324		10-01-1987		MN		Manual Note		16,000										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			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	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			125.25				
Interior Floor 1	3		HARDWOOD			RCN			493,497				
Interior Floor 2						Net Other Adj							
Heat Fuel	2		GAS			Year Built			1951				
Heat Type	3		FORCED H/W			Effective Year Built			2002				
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			380,000				
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	2					Cost to Cure Ovr Comment							
WS Flues													
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		27.61	42,733			
CFL	CATHEDRAL CE					312	312		141.82	44,249			
FFL	1ST FLOOR					1,564	1,564		137.85	215,595			
GAR	GARAGE					0	440		55.14	24,261			
OPF	OPEN PORCH					0	256		14.00	3,584			
SFL	2ND FLOOR					312	312		137.85	43,009			
TQS	3/4 STORY					663	884		103.39	91,393			
WDK	WOOD DECK					0	1,042		27.52	28,672			
Ttl Gross Liv / Lease Area						2,851	6,358			493,497			

