

Property Location: 77 SMITH AV
Vision ID: 4027

Account #4094

MAP ID:4A/ 32/ 1/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 12:02

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
MINAHAN MICHAEL F MINAHAN PAMELA M 77 SMITH AVE EAST LONGMEADOW, MA 01028 Additional Owners:		1	TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	181,100	181,100		
						RES LAND	101	79,700	79,700		
						RESIDENTL.	101	2,000	2,000		
SUPPLEMENTAL DATA						Total				262,800	262,800
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377420_2851907			Received Prior ID Owner Occ Y Final Area 2240 Current Ac. .34722 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MINAHAN MICHAEL F CAFARELLI JILL A, CAFARELLI,ROBERT M CAFARELLI,ROBERT M GAGNER HAROLD H + PRISCIL		18682/ 364	02/17/2011	U	I	230,000	V	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		15753/ 260	03/11/2006	U	I	1	A	2014	B	175,800	2013	B	171,100	2012	B	163,400
		14583/ 79	10/27/2004	U	I	1	F	2014	L	82,300	2013	L	82,300	2012	L	84,400
		08926/ 0481	08/29/1994	U	V	25,000	A	2014	O	2,900	2013	O	2,900	2012	O	2,900
		0/ 0		U		0										
Total:								261,000		Total:		256,300		Total:		250,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type	Description	Amount	Code	Description	Number	Amount									Comm. Int.
Total:																
ASSESSING NEIGHBORHOOD																
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch								
0001/A						101		MA								
NOTES																
SUB DIV 736 INT DATA EST - FY13 SUB DIV 1084-COMBINED WITH LOT 2A OF 4500 SF-BK PLANS 360-65																
Appraised Bldg. Value (Card)										181,100						
Appraised XF (B) Value (Bldg)										0						
Appraised OB (L) Value (Bldg)										2,000						
Appraised Land Value (Bldg)										79,700						
Special Land Value										0						
Total Appraised Parcel Value										262,800						
Valuation Method:										C						
Adjustment:										0						
Net Total Appraised Parcel Value										262,800						

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			
64	03/28/2011	8	RENOVATION	10,000		0		NVC EXISTING MAST	03/23/2012			317	15	PERMIT VISIT			
283	10/01/1994	MN	Manual Note	1,000		0		DECK	07/19/2006			250	22	MAILER SENT			
284	10/01/1994	MN	Manual Note	5,000		0		SHED	06/23/2004			317	16	FIELDREV CHG			
129	05/01/1994	MN	Manual Note	90,000		0		DWELLING	04/06/2004			250	22	MAILER SENT			
									04/02/2004			317	2	MEASURED			

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
1	101	ONE FAM	RC				15,125 SF	5.27	1.0000	5	1.0000	1.00	MA	1.00					1.00	5.27	79,700
Total Card Land Units:			0.35		AC		Parcel Total Land Area:			0.35 AC			Total Land Value:								79,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		79.87	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	210,609		
Bedrooms	4			AYB	1994		
Full Baths	2			EYB	2000		
Half Baths	1			Dep Code	AG		
Extra Fixtures	0			Remodel Rating			
Total Rooms	8			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	14		
Kitchen Style	A		AVERAGE	Functional ObsInc			
Kitchens	1			External ObsInc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12			% Complete			
Bsmt Garage				Overall % Cond	86		
Units	1			Apprais Val	181,100		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	1			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
22	WOOD DK			L	120	9.20	1996	A		AV	60	700
07	POOL A-C	OB	Outbuilding	L	24	69.00	1996	A		FR	50	800
02	SHED/FR			L	128	7.48	1996	A		FR	50	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,120		15.97	17,890
FFL	1ST FLOOR	1,120	1,120		79.87	89,451
GAR	GARAGE	0	400		31.95	12,779
PAT	PATIO	0	80		3.99	319
SFL	2ND FLOOR	1,120	1,120		79.87	89,451
WDK	WOOD DECK	0	64		11.23	719
Ttl. Gross Liv/Lease Area:		2,240	3,904	2,637		210,609

