

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT															
MINAHAN JANE D MINAHAN FRANCIS K 27 MICHEL ST EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value									
																RESIDNTL.		101		110,500		110,500													
																RES LAND		101		106,700		106,700													
																RESIDNTL.		101		108,300		108,300													
SUPPLEMENTAL DATA																Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_386870_2845100 Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																			
Total325,500325,500																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																				
MINAHAN JANE D MINAHAN BRETT E +, MINAHAN BRETT E MINAHAN BRETT E				16873/ 258 10031/ 0340 10031/ 0338 05665/ 0537				08/16/2007 10/15/1997 10/15/1997 08/10/1984		U	I	1	A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value											
																109,300				2015	101			109,300		2014	B	94,400							
																103,100				2015	101			103,100		2014	L	106,300							
																108,300				2015	101			108,300		2014	O	77,900							
Total:																320,700		Total:		320,700		Total:		278,600											
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																Appraised Bldg. Value (Card)110,500 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)108,300 Appraised Land Value (Bldg)106,700 Special Land Value0 Total Appraised Parcel Value325,500 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value325,500																			
NBHD/ SUB				NBHD Name				Street Index Name				Tracing																Batch							
0001/A												101																MG							
NOTES																OTH BRN = TOP FLOOR LIVING AREA, BOTTOM GAR/WORK SHOP. 1 BATH, 1 KITCHEN, 2 BDRM. DID NOT GO INSIDE. OWNER DID NOT HAVE KEY. 2014 GARAGE MEASURED 28X40 (WAS 14X40)																			
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												
191		08/17/1998		3	GARAGE				35,000			0					10/18/2013				317	11	ENTRY DENIED												
189		08/13/1998		5	DEMOLITION				1,500			0			GARAGE DEMOLITION		05/09/2002				274	3	MEAS+INSPCTD												
198		09/01/1991		MN	Manual Note				10,000			0			FGR		05/24/1999				105	15	PERMIT VISIT												
																	02/11/1999				247	15	PERMIT VISIT												
																	04/22/1992				131	3	MEAS+INSPCTD												
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			RA				35,800	SF	2.42	1.2300	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc		1.00	2.98	106,700										
Total Card Land Units:										0.82	AC	Parcel Total Land Area:0.82 AC										Total Land Value:							106,700						

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	2		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	19		TEX 111	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	2		SOFTWOOD	Adj. Base Rate:		95.52	
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	151,399		
Bedrooms	6			AYB	1950		
Full Baths	1			EYB	1987		
Half Baths	1			Dep Code	GD		
Extra Fixtures	0			Remodel Rating			
Total Rooms	9			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	27		
Kitchen Style	A		AVERAGE	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond	73		
Units	1			Apprais Val	110,500		
WS Flues	1			Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	0			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
02	SHED/FR			L	350	7.48	1958	A		AV	60	1,600
03	GARAGE	OB	Outbuilding	L	768	28.18	1991	A		GD	70	15,100
14	SCRN HSE			L	190	14.95	1991	G		GD	70	2,500
03	GARAGE	OB	Outbuilding	L	1,120	28.18	1998	G		GD	70	27,600
FINK	FINSHDwKITC			L	1,120	62.00	1998	G		GD	70	60,800
02	SHED/FR			L	130	7.48	1991	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	133		19.39	2,579	
FFL	1ST FLOOR	1,558	1,558		95.52	148,820	
Ttl. Gross Liv/Lease Area:		1,558	1,691	1,585		151,399	

14	14	13
38	FFL	3838
14	14	13

