

Property Location: 41 FOREST HILLS RD
Vision ID: 4398

Account #4467

MAP ID:58/ 34/ 0/ /

Bldg Name:

State Use:101

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 17:52

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA
MINCHELLA KEVIN J MINCHELLA ERICKA A 41 FOREST HILLS RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						RESIDENTL. RES LAND	101 101	109,400 98,500	109,400 98,500	
		SUPPLEMENTAL DATA				Total		207,900	207,900	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388686_2858301				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#						VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MINCHELLA KEVIN J COBURN LOIS M LE LAPIERRE ,ARTHUR R COBURN ROYCE E +, COBURN ROYCE E +, GAWLE JANET E TRUSTEE OF MUIR ELLEN T		18752/ 290	04/08/2011	U	I	190,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		12316/ 547	04/17/2002	U	I	1	A	2016	101	108,200	2015	101	108,200	2014	B	107,000
		12316/ 545	04/17/2002	U	I	1	A	2016	101	95,400	2015	101	95,400	2014	L	98,500
		09605/ 0571	08/30/1996	U	I	115,000										
		07412/ 0082	03/19/1990	U	I	1	A									
		03055/ 0554	09/01/1964	U	I	0		Total:		203,600	Total:		203,600	Total:		205,500

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
0001/A				101

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
2	01/01/2009	25	WINDOWS	3,326		0		7 REPLACEMENT NVC		12/18/2009			317	15	PERMIT VISIT
										09/12/2008			317	3	MEAS+INSPCTD
										10/01/2001			247	3	MEAS+INSPCTD
										03/04/1992			170	3	MEAS+INSPCTD
										01/16/1981			500	3	MEAS+INSPCTD

LAND LINE VALUATION SECTION																																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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											
																	Spec Use	Spec Calc																
1	101	ONE FAM	RA				16,423		4.88	1.2300	7	1.0000	1.00	MG	1.00					1.00	6.00	98,500												
Total Card Land Units:																				0.38	AC	Parcel Total Land Area:				0.38	AC	Total Land Value:						98,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage	1						
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,113		20.01	22,270	
EFP	ENCL PORCH	0	108		29.59	3,196	
FFL	1ST FLOOR	1,005	1,005		99.87	100,366	
TQS	3/4 STORY	536	714		74.97	53,529	
Ttl. Gross Liv/Lease Area:		1,541	2,940	1,796		179,361	

