

Property Location: 77 SMITH AV
Vision ID: 4027

Account #4094

MAP ID: 4A/ 32/ 1/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 19:57

CURRENT OWNER

MINAHAN MICHAEL F
MINAHAN PAMELA M
77 SMITH AVE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_377420_2851907

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

188,400
84,100
2,000

Assessed Value

188,400
84,100
2,000

Total

274,500

274,500

1006
451ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MINAHAN MICHAEL F
CAFARELLI JILL A,
CAFARELLI,ROBERT M
CAFARELLI,ROBERT M
GAGNER HAROLD H + PRISCIL

BK-VOL/PAGE

18682/ 364
15753/ 260
14583/ 79
08926/ 0481
0/ 0

SALE DATE

02/17/2011
03/11/2006
10/27/2004
08/29/1994

q/u

U
U
U
U

v/i

1
1
1
V

SALE PRICE

230,000
1
1
25,000
0

V.C.

V
A
F
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

183,100

2016

101

181,100

2015

101

181,100

2017

101

82,100

2016

101

79,700

2015

101

79,700

2017

101

2,000

2016

101

2,000

2015

101

2,000

Total:

267,200

Total:

262,800

Total:

262,800

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

NOTES

SUB DIV 736 INT DATA EST - FY13 SUB DIV
1084-COMBINED WITH LOT 2A OF 4500 SF-BK
PLANS 360-65

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201702082

07/14/2017

17

DECK

12,000

0

150 SF ADD TO EXISTING

201701420

05/04/2017

11

POOL

9,700

0

27' ABOVE GROUND

201701418

05/04/2017

17

DECK

15,000

0

16X40 (LOWER) 12X12 (0

64

03/28/2011

8

RENOVATION

10,000

0

NVC EXISTING MASTER

283

10/01/1994

MN

Manual Note

1,000

0

DECK

284

10/01/1994

MN

Manual Note

5,000

0

SHED

129

05/01/1994

MN

Manual Note

90,000

0

DWELLING

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/23/2012

317

15

PERMIT VISIT

07/19/2006

250

22

MAILER SENT

06/23/2004

317

16

FIELDREV CHG

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

15,125 SF

5.56

1.0000

5

1.0000

1.00

MA

1.00

1.00

5.56

84,100

Total Card Land Units:

0.35 AC

Parcel Total Land Area:

0.35 AC

Total Land Value:

84,100

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		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	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	4		CARPET	Adj. Base Rate:		86.09	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		227,011	
AC Type	03		FULL	AYB		1994	
Bedrooms	4			EYB		2000	
Full Baths	2			Dep Code		AG	
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %		17	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		83	
Bsmt Garage				Apprais Val		188,400	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	1			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		17.22	19,283	
FFL	1ST FLOOR	1,120	1,120		86.09	96,417	
GAR	GARAGE	0	400		34.43	13,774	
PAT	PATIO	0	80		4.30	344	
SFL	2ND FLOOR	1,120	1,120		86.09	96,417	
WDK	WOOD DECK	0	64		12.11	775	
Ttl. Gross Liv/Lease Area:		2,240	3,904	2,637		227,011	

