

Property Location: 41 FOREST HILLS RD
Vision ID: 4398

Account #4467

MAP ID: 58/ 34/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 21:25

CURRENT OWNER

MINCHELLA KEVIN J
MINCHELLA ERICKA A
41 FOREST HILLS RD

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_388686 2858301

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

108,900
100,700

Assessed Value

108,900
100,700

Total

209,600

209,600

1006
41ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MINCHELLA KEVIN J
COBURN LOIS M LE LAPIERRE ,ARTHUR R
COBURN ROYCE E +,
COBURN ROYCE E +,
GAWLE JANET E TRUSTEE OF
MUIR ELLEN T

BK-VOL/PAGE

18752/ 290
12316/ 547
12316/ 545
09605/ 0571
07412/ 0082
03055/ 0554

SALE DATE

04/08/2011
04/17/2002
04/17/2002
08/30/1996
03/19/1990
09/01/1964

q/u

U
U
U
U
U
U

v/i

1
1
1
1
1
1

SALE PRICE

190,000
1
1
115,000
1
0

V.C.

A
A
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

109,400

2016

101

108,200

2015

101

108,200

2017

101

98,500

2016

101

95,400

2015

101

95,400

Total:

207,900

Total:

203,600

Total:

203,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MG

NOTES

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

108,900

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

100,700

Special Land Value

0

Total Appraised Parcel Value

209,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

209,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

2

01/01/2009

25

WINDOWS

3,326

0

7 REPLACEMENT NVC

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

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

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

16,423 SF

5.15

1.1900

7

1.0000

1.00

MG

1.00

Spec Use

Spec Calc

1.00

6.13

100,700

Total Card Land Units:

0.38 AC

Parcel Total Land Area:

0.38 AC

Total Land Value:

100,700

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		SAME
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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			
Interior Floor 1	3		HARDWOOD	106.42			
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3			Replace Cost	191,126		
Full Baths	2			AYB	1951		
Half Baths	0			EYB	1974		
Extra Fixtures	0			Dep Code	AV		
Total Rooms	6			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %	43		
Kitchens	1			Functional ObsInc			
Extra Kitchens	0			External ObsInc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage	1			% Complete			
Units	1			Overall % Cond	57		
WS Flues				Apprais Val	108,900		
FBM Quality				Dep % Ovr	0		
Fireplaces	1			Dep Ovr Comment			
				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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,113		21.32	23,731	
EFB	ENCL PORCH	0	108		31.53	3,405	
FFL	1ST FLOOR	1,005	1,005		106.42	106,950	
TQS	3/4 STORY	536	714		79.89	57,040	
Ttl. Gross Liv/Lease Area:		1,541	2,940	1,796		191,126	

