

Property Location: 22 GREENACRE LN
Vision ID: 1819

Account #1855

MAP ID: 26/ 36/ 9/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 16:03

CURRENT OWNER

MINCHELLA CHRISTOPHER A

22 GREENACRE LN

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

206,200

Appraised Value

118,500

82,500

5,200

206,200

Assessed Value

118,500

82,500

5,200

206,200

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MINCHELLA CHRISTOPHER A

MINCHELLA ANTHONY C

MINCHELLA ANTHONY C +,

KESSLER

BK-VOL/PAGE

21324/ 242

16595/ 289

06623/ 325

05971/ 0035

SALE DATE

08/24/2016

03/26/2007

09/15/1987

12/20/1985

q/u

U

U

U

U

v/i

1

1

1

1

SALE PRICE

250,000

100

123,000

73,500

V.C.

1A

F

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

Total:

Code

101

101

101

Assessed Value

109,400

82,500

5,200

197,100

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

110,600

80,600

5,200

196,400

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

109,400

78,300

5,200

192,900

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

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

118,500

0

5,200

82,500

0

206,200

C

0

206,200

BUILDING PERMIT RECORD

Permit ID

17

74

Issue Date

02/02/1999

05/08/1998

Type

4

11

Description

ADDITION

POOL

Amount

25,000

3,000

Insp. Date

% Comp.

0

0

Date Comp.

Comments

VISIT/CHANGE HISTORY

Date

12/12/2014

10/17/2003

01/22/2001

11/04/1999

02/10/1999

Type

01

IS

ID

317

274

247

247

247

Cd.

3

3

15

15

15

Purpose/Result

MEAS+INSPCTD

MEAS+INSPCTD

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

10,480

SF

Unit Price

7.87

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

7.87

Land Value

82,500

Total Card Land Units:

0.24

AC

Parcel Total Land Area:

0.24

AC

Total Land Value:

82,500

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		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME

MIXED USE			
Code	Description		Percentage
101	ONE FAM		100

COST/MARKET VALUATION			
Adj. Base Rate:			98.91
Replace Cost			207,900
AYB			1941
EYB			1975
Dep Code			AV
Remodel Rating			
Year Remodeled			
Dep %			43
Functional Obslnc			
External Obslnc			
Cost Trend Factor			1
Condition			
% Complete			
Overall % Cond			57
Apprais Val			118,500
Dep % Ovr			0
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
02	SHED/FR	OB	Outbuilding	L	48	7.48	1940	A		PR	30	100
03	GARAGE			L	240	28.18	1945	A		FR	50	3,400
07	POOL A-C			L	24	69.00	1998	A		AV	60	1,000
22	WOOD DK			L	128	9.20	1998	A		AV	60	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,304		19.80	25,814
EFP	ENCL PORCH	0	96		29.88	2,868
FFL	1ST FLOOR	1,304	1,304		98.91	128,973
HST	HALF STORY	508	1,016		49.45	50,244
Ttl. Gross Liv/Lease Area:		1,812	3,720	2,102		207,900

