

Property Location: 41 FOREST HILLS RD										MAP ID: 58/ 34/ 0/ /										Bldg Name:										State Use: 101																																																						
Vision ID: 4398										Account #4467										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/07/2018 15:42																																		
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 41ST LONGMEADOW, MA VISION																																												
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															117,900 100,700					117,900 100,700																													
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#					Total					218,600					218,600																																																						
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 12316/ 547 12316/ 545 09605/ 0571 07412/ 0082 03055/ 0554					04/08/2011 04/17/2002 04/17/2002 08/30/1996 03/19/1990 09/01/1964					U U U U U U					1 1 1 1 1 1					i A A A A 0					190,000 1 1 115,000 1 0					Yr.					Code					Assessed Value					Yr.					Code					Assessed Value					Yr.					Code					Assessed Value				
																																								2018					101					108,900					2017					101					109,400					2016					101					108,200				
																																								2018					101					100,700					2017					101					98,500					2016					101					95,400				
																																								Total:										209,600					Total:										207,900					Total:										203,600				
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																																																																																				
NBHD/ SUB					NBHD Name					Street Index Name					Tracing					Batch																																																																
0001/A															101					MG																																																																
NOTES																																																																																				

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	115.14			
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost	206,787		
AC Type	01		NONE	AYB	1951		
Bedrooms	3			EYB	1975		
Full Baths	2			Dep Code	AV		
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %	43		
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	57		
Bsmt Garage	1			Apprais Val	117,900		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,113		23.07	25,676	
EFB	ENCL PORCH	0	108		34.11	3,684	
FFL	1ST FLOOR	1,005	1,005		115.14	115,713	
TQS	3/4 STORY	536	714		86.43	61,714	
Ttl. Gross Liv/Lease Area:		1,541	2,940	1,796		206,787	

