

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MINCHELLA CHRISTOPHER A 22 GREENACRE LN EAST LONGMEADOW MA 01028 GIS ID F_380701_2852357												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	121900		121,900																		
												RES LAND		101	85000		85,000																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5200		5,200																		
				SUPPLEMENTAL DATA																															
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																															
Total				212,100						212,100																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MINCHELLA CHRISTOPHER A MINCHELLA ANTHONY C MINCHELLA ANTHONY C +, KESSLER				21324		0242		08-24-2016		U		I		250,000		1A		Year		Code		Assessed		Year		Code		Assessed							
				16595		0289		03-26-2007		U		I		100		1F		2019		101		118,500		2018		101		109,400		2017		101		110,600	
				06623		0325		09-15-1987		U		I		123,000						101		82,500				101		80,600				80,600			
				05971		0035		12-20-1985		U		I		73,500						101		5,200				101		5,200				5,200			
																				Total		206200		Total		197100		Total		196400					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	89.27	
Interior Floor 2	4	CARPET	RCN	213,870	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1941	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	P	POOR	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	121,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	48	7.48	1940	30	0.00	PR	A	1.00	100
03	GARAGE	OB	Outbuildi	L	240	28.18	1945	50	0.00	FR	A	1.00	3,400
07	POOLA-C	OB	Outbuildi	L	24	69.00	1998	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	128	9.20	1998	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,304		20.36	26,556	
EFB	ENCL PORCH	0	96		30.74	2,951	
FFL	1ST FLOOR	1,304	1,304		101.75	132,677	
HST	HALF STORY	508	1,016		50.87	51,687	
Ttl Gross Liv / Lease Area		1,812	3,720	2,102		213,870	

