

Property Location 77 SMITH AV
 Vision ID 4027

Account # 4094

Map ID 4A/ 32/ 1/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/19/2019 12:11:22

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
MINAHAN MICHAEL F MINAHAN PAMELA M 77 SMITH AVE EAST LONGMEADOW MA 01028 GIS ID F_377420_2851907												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	214200		214,200																										
												RES LAND		101	86700		86,700																										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2000		2,000																										
				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		302,900		302,900																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
MINAHAN MICHAEL F CAFARELLI JILL A, CAFARELLI,ROBERT M CAFARELLI,ROBERT M GAGNER HAROLD H + PRISCIL				18682 0364		02-17-2011		U		I		230,000		1V		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed														
				15753 0260		03-11-2006		U		I		1		1A		2019		101		208,200		2018		101		188,400		2017		101		183,100											
				14583 0079		10-27-2004		U		I		1		1F				101		84,100				101		84,100				101		82,100											
				08926 0481		08-29-1994		U		V		25,000		1A				101		2,000				101		2,000				101		2,000											
				0000 0000						U		0																															
																Total		294300		Total		274500		Total		267200																	
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int																			
				Total		0.00																																					
ASSESSING NEIGHBORHOOD																																											
Nbhd			Nbhd Name			B			Tracing			Batch																															
0001									101			MA																															
NOTES																																											
SUB DIV 736 INT DATA EST - FY13 SUB DIV 1084-COMBINED WITH LOT 2A OF 4500 SF-BK PLANS 360-65																																											
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY																															
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result															
201702082		07-14-2017		17		DECK		12,000		03-01-2018		100		03-01-2018		150 SF ADD TO EXI		03-01-2018						333		15		PERMIT VISIT															
201701420		05-04-2017		11		POOL		9,700		03-01-2018		100		03-01-2018		27' ABOVE GROUN		03-23-2012						317		15		PERMIT VISIT															
201701418		05-04-2017		17		DECK		15,000		03-01-2018		100		03-01-2018		16X40 (LOWER) 12		07-19-2006						250		22		MAILER SENT															
64		03-28-2011		8		RENOVATION		10,000								NVC EXISTING MA		06-23-2004						317		16		FIELDREV CHG															
284		10-01-1994		MN		Manual Note		5,000								SHED		04-06-2004						250		22		MAILER SENT															
283		10-01-1994		MN		Manual Note		1,000								DECK		04-02-2004						317		2		MEASURED															
129		05-01-1994		MN		Manual Note		90,000								DWELLING		01-13-1995						107		15		PERMIT VISIT															
LAND LINE VALUATION SECTION																																											
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing		Size A		Adj Unit Pric		Land Value					
1		101		ONE FAM		RC								15,125 SF		5.73		1.000		5		LAND		1.00		MA		1.00						0				1.000		5.73		86,700	
Total Card Land Units												0.347		AC		Parcel Total Land Area: 0.3472										Total Land Value										86,700							

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	4	CARPET	Adj Base Rate		82.83
Interior Floor 2	3	HARDWOOD	RCN		258,026
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1994
AC Type	03	FULL	Effective Year Built		2001
Bedrooms	4		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		17
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		214,200
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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
22	WOOD DK			L	96	9.20	2017	70	0.00	GD	A	1.00	600
07	POOL A-C	OB	Outbuildi	L	27	69.00	1996	50	0.00	FR	A	1.00	900
02	SHED/FR			L	128	7.48	1996	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		18.95	21,226	
FFL	1ST FLOOR	1,120	1,120		94.76	106,129	
GAR	GARAGE	0	400		37.90	15,161	
SFL	2ND FLOOR	1,120	1,120		94.76	106,129	
WDK	WOOD DECK	0	704		13.33	9,381	
Ttl Gross Liv / Lease Area		2,240	4,464	2,723		258,026	

