

Property Location 27 MICHEL ST

Vision ID 4233

Account # 4302

Map ID 53/ 40/ 14/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 12:45:42

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MINAHAN JANE D MINAHAN FRANCIS K 27 MICHEL ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	125700	125,700												
						RES LAND	101	112100	112,100												
						RESIDNTL.	101	108900	108,900												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_386870_2845100						Total				346,700	346,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MINAHAN JANE D MINAHAN BRETT E +, MINAHAN BRETT E MINAHAN BRETT E		16873	0258	08-16-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed							
		10031	0340	10-15-1997	U	I	1	1A	2019	101	122,200	2018	101	113,000							
		10031	0338	10-15-1997	U	I	1	1A		101	108,500		101	108,500							
		05665	0537	08-10-1984	U	I	55,000	1A		101	108,300		101	108,300							
								Total	339000	Total	329800	Total	325500								
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												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				125,700							
0001						101		MG		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				108,900							
										Appraised Land Value (Bldg)				112,100							
										Special Land Value				0							
										Total Appraised Parcel Value				346,700							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				346,700							
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							
191	08-17-1998	3	GARAGE	35,000				GARAGE DEMOLITI FGR	08-06-2019			334	3	MEAS+INSPCTD							
189	08-13-1998	5	DEMOLITION	1,500					10-18-2013			317	11	ENTRY DENIED							
198	09-01-1991	MN	Manual Note	10,000					05-09-2002			274	3	MEAS+INSPCTD							
									05-24-1999			105	15	PERMIT VISIT							
									02-11-1999			247	15	PERMIT VISIT							
									04-22-1992			131	3	MEAS+INSPCTD							
									12-23-1980			500	3	MEAS+INSPCTD							
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	RA				35,800 SF	2.63	1.190	7	LAND	1.00	MG	1.00			0		1.000	3.13	112,100
Total Card Land Units							0.822	AC	Parcel Total Land Area:				0.8219	Total Land Value							112,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	19	TEX 111	Code	Description	
Exterior Wall 2			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	2	SOFTWOOD	Adj Base Rate	98.42	
Interior Floor 2	4	CARPET	RCN	179,612	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	6		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	9		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	70	
Extra Kitchen St			RCNLD	125,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	OB	Outbuildi	L	350	7.48	1958	60	0.00	AV	A	1.00	1,600
03	GARAGE			L	768	28.18	1991	70	0.00	GD	A	1.00	15,100
14	SCRN HSE			L	190	14.95	1991	70	0.00	GD	G	1.25	2,500
03	GARAGE	OB	Outbuildi	L	1,12	28.18	1998	70	0.00	GD	G	1.25	27,600
FINK	FINSHDwKIT			L	1,12	62.00	1998	70	0.00	GD	G	1.25	60,800
02	SHED/FR			L	130	7.48	1991	70	0.00	GD	A	1.00	700
06	CARPORT			L	120	8.63	2015	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	133		23.00	3,060	
FFL	1ST FLOOR	1,558	1,558		113.32	176,552	
Ttl Gross Liv / Lease Area		1,558	1,691	1,585		179,612	

