

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
MINCHELLA KEVIN J MINCHELLA ERICKA A 41 FOREST HILLS RD EAST LONGMEADOW MA 01028 GIS ID F_388686_2858301										Description RESIDNTL. RES LAND		Code 101 101		Appraised 154600 103800		Assessed 154,600 103,800		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC												CORNER			
				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#															
Total				258,400								258,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GAUVIN PETER T MINCHELLA KEVIN J COBURN LOIS M LE LAPIERRE ,ARTHUR R COBURN ROYCE E +, COBURN ROYCE E +,				22662	371	05-13-2019	Q	I			267,000	00	2019	101 101	117,900 100,700	2018	101 101	108,900 100,700	2017	101 101	109,400 98,500		
				18752	0290	04-08-2011	U	I			190,000												
				12316	0547	04-17-2002	U	I	1		1A												
				12316	0545	04-17-2002	U	I	1		1A		Total	218600	Total	209600	Total	207900					
				09605	0571	08-30-1996	U	I	115,000														
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		MG															
NOTES												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 154,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 103,800 Special Land Value 0 Total Appraised Parcel Value 258,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 258,400											
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					
2	01-01-2009	25	WINDOWS		3,326						7 REPLACEMENT		05-01-2018 12-18-2009 09-12-2008 10-01-2001 03-04-1992 01-16-1981			333 317 317 247 170 500	2 15 3 3 3 3	MEASURED PERMIT VISIT MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD 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				16,423 SF	5.31	1.190	7	LAND	1.00	MG	1.00			0		1.000	6.32	103,800		
Total Card Land Units							0.377	AC	Parcel Total Land Area: 0.3770							Total Land Value							103,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
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				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate			94.08
Interior Floor 1	3	HARDWOOD	RCN			220,898
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built			1951
Heat Type	1	FORCED H/A	Effective Year Built			1988
AC Type	01	NONE	Depreciation Code			GD
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %			30
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor			1
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition			70
Extra Kitchens	0		RCNLD			154,600
Extra Kitchen St			Dep % Ovr			
FBM Sqft	260		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,113		24.64	27,428	
EFB	ENCL PORCH	0	108		36.44	3,936	
FFL	1ST FLOOR	1,005	1,005		122.99	123,609	
TQS	3/4 STORY	536	714		92.33	65,925	
Ttl Gross Liv / Lease Area		1,541	2,940	1,796		220,898	

