

State Use 101
Print Date 11-03-2020 1:03:45 P

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		128700		128,700																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		85000		85,000																	
												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		218,900		218,900																	
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		Year		Code		Assessed			
				16595 0289		03-26-2007		U		I		100		1F		2020		101		121,900		2019		101		118,500		2018		101		109,400			
				06623 0325		09-15-1987		U		I		123,000						101		85,000				101		82,500				101		82,500			
				05971 0035		12-20-1985		U		I		73,500								101		5,200				101		5,200				101		5,200	
				Total												Total		212100		Total		206200		Total		197100									
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																																			
																APPROAISED VALUE SUMMARY																			
																Appraised BLDG. Value (Card)										128,700									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										5,200									
																Appraised Land Value (Bldg)										85,000									
																Special Land Value										0									
Total Appraised Parcel Value										218,900																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										218,900																									
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							
17		02-02-1999		4		ADDITION		25,000										12-12-2014		01				317		3		MEAS+INSPCTD							
74		05-08-1998		11		POOL		3,000										10-17-2003						274		3		MEAS+INSPCTD							
																		01-22-2001						247		15		PERMIT VISIT							
																		11-04-1999						247		15		PERMIT VISIT							
																		02-10-1999						247		15		PERMIT VISIT							
																		04-01-1992						131		2		MEASURED							
																		01-17-1992						107		22		MAILER SENT							
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				10,480 SF		8.11	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.11	85,000												
Total Card Land Units								0.241	AC	Parcel Total Land Area: 0.2406								Total Land Value								85,000									

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	94.97	
Interior Floor 2	4	CARPET	RCN	225,851	
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	128,700	
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		21.51	28,043	
EFB	ENCL PORCH	0	96		32.46	3,116	
FFL	1ST FLOOR	1,304	1,304		107.45	140,109	
HST	HALF STORY	508	1,016		53.72	54,582	
Ttl Gross Liv / Lease Area		1,812	3,720	2,102		225,851	

