

State Use 101
Print Date 11-03-2020 7:06:11 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
MINAHAN JANE D MINAHAN FRANCIS K 27 MICHEL ST EAST LONGMEADOW MA 01028 GIS ID F_386870_2845100 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	132700		132,700														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	112100		112,100														
												RESIDNTL.		101	108900		108,900														
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		353,700		353,700															
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	Year	Code	Assessed						
				10031 0340		10-15-1997		U		I		1		1A		2020		101	125,700	2019		101	122,200	2018		101	113,000				
				10031 0338		10-15-1997		U		I		1		1A				101	112,100			101	108,500			101	108,500				
				05665 0537		08-10-1984		U		I		55,000		1A				101	108,900			101	108,300			101	108,300				
				Total														346700	Total		339000		Total		329800						
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 BLDG. Value (Card)												132,700			
																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												353,700			
																Valuation Method												C			
																Adjustment															
																Net Total Appraised Parcel Value												353,700			
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	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	2	SOFTWOOD	Adj Base Rate		104.71
Interior Floor 2	4	CARPET	RCN		189,581
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		132,700
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		24.28	3,229	
FFL	1ST FLOOR	1,558	1,558		119.61	186,352	
Ttl Gross Liv / Lease Area		1,558	1,691	1,585		189,581	

