

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	134400		134,400															
												RES LAND		101	91700		91,700															
				DRAINAGE				VIEW		COMMUNITY		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										231,300		231,300																
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		2021		101	128,700	2020	101	121,900	2019	101	118,500							
				06623 0325		09-15-1987		U		I		123,000						101	85,000		101	85,000		101	82,500							
				05971 0035		12-20-1985		U		I		73,500						101	5,200		101	5,200		101	5,200							
														Total		218,900		Total		212,100		Total		206,200								
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																																
												Appraised BLDG. Value (Card)								134,400												
												Appraised Xf (B) Value (Bldg)								0												
												Appraised Ob (B) Value (Bldg)								5,200												
												Appraised Land Value (Bldg)								91,700												
												Special Land Value								0												
												Total Appraised Parcel Value								231,300												
												Valuation Method								C												
												Adjustment																				
												Net Total Appraised Parcel Value								231,300												
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+INSPECTD									
74		05-08-1998		11	POOL		3,000										10-17-2003				274	3	MEAS+INSPECTD									
																	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	8.75	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.75	91,700							
Total Card Land Units																		0.24	AC	Parcel Total Land Area:			0.24	Total Land Value								91,700

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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		99.72
Interior Floor 1	3	HARDWOOD	RCN		235,835
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1941
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	P	POOR	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		134,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
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		22.46	29,283							
EFB	ENCL PORCH	0	96		33.89	3,254							
FFL	1ST FLOOR	1,304	1,304		112.20	146,303							
HST	HALF STORY	508	1,016		56.10	56,995							
Ttl Gross Liv / Lease Area		1,812	3,720	2,102		235,835							

