

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MINAHAN MICHAEL F MINAHAN PAMELA M 77 SMITH AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	258700		258,700																		
												RES LAND		101	93600		93,600																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2200		2,200																		
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
GIS ID F_377420_2851907				Mailed								Total		354,500		354,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MINAHAN MICHAEL F CAFARELLI JILL A, CAFARELLI,ROBERT M CAFARELLI,ROBERT M GAGNER HAROLD H + PRISCIL				18682		0364		02-17-2011		U		I		230,000		1V		Year		Code		Assessed		Year		Code		Assessed							
				15753		0260		03-11-2006		U		I		1		1A		2021		101		248,500		2020		101		214,200		2019		101		208,200	
				14583		0079		10-27-2004		U		I		1		1F				101		86,700				101		86,700		101		84,100			
				08926		0481		08-29-1994		U		V		25,000		1A				101		2,200				101		2,000		101		2,000			
				00000		0000				U				0				Total		337,400		Total		302,900		Total		294,300							
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																																			
SUB DIV 736 INT DATA EST - FY13 SUB DIV 1084-COMBINED WITH LOT 2A OF 4500 SF-BK PLANS 360-65 BC CONFIRMS BP202102171 COMP 9/8/21																		Appraised BLDG. Value (Card)										258,700							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										2,200							
																		Appraised Land Value (Bldg)										93,600							
																		Special Land Value										0							
																		Total Appraised Parcel Value										354,500							
																		Valuation Method										C							
																		Adjustment																	
																		Net Total Appraised Parcel Value										354,500							
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							
202102171		06-22-2021		62		SOLAR		22,165		06-29-2020		100		06-29-2020		FINISH BASEMENT		06-29-2020						334		15		PERMIT VISIT							
202000913		03-10-2020		9		ALTERATION		16,500		03-01-2018		100		03-01-2018		150 SF ADD TO EXI		03-01-2018						333		15		PERMIT VISIT							
201702082		07-14-2017		17		DECK		12,000		03-01-2018		100		03-01-2018		27' ABOVE GROUND		03-23-2012						317		15		PERMIT VISIT							
201701420		05-04-2017		11		POOL		9,700		03-01-2018		100		03-01-2018		16X40 (LOWER) 12		07-19-2006						250		22		MAILER SENT							
201701418		05-04-2017		17		DECK		15,000		03-01-2018		100		03-01-2018		NVC EXISTING MA		06-23-2004						317		16		FIELDREV CHG							
64		03-28-2011		8		RENOVATION		10,000								SHED		04-06-2004						250		22		MAILER SENT							
284		10-01-1994		MN		Manual Note		5,000										04-02-2004						317		2		MEASURED							
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				15,125 SF	6.19	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.19	93,600														
Total Card Land Units																0.35	AC	Parcel Total Land Area: 0.35			Total Land Value										93,600				

Property Location 77 SMITH AV
 Vision ID 4027

Account # 4094

Map ID 4A/ 32/ 1/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 10:13:33 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.00	2 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			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		92.43	
Interior Floor 1	4	CARPET	RCN		304,348	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1994	
Heat Type	1	FORCED H/A	Effective Year Built		2003	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	3		Year Remodeled			
Half Baths	1		Depreciation %		15	
Extra Fixtures	0		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		85	
Extra Kitchens	0		RCNLD		258,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	976		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
22	WOOD DK			L	96	9.20	2017	70	0.00	GD	A	1.00	600
07	POOL A-C	OB	Outbuildi	L	27	69.00	2017	60	0.00	AV	A	1.00	1,100
02	SHED/FR			L	128	7.48	1996	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		22.26	24,936	
FFL	1ST FLOOR	1,120	1,120		111.32	124,678	
GAR	GARAGE	0	400		44.53	17,811	
SFL	2ND FLOOR	1,120	1,120		111.32	124,678	
WDK	WOOD DECK	0	784		15.62	12,245	
Ttl Gross Liv / Lease Area		2,240	4,544	2,734		304,348	

