

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
MINCHELLA KEVIN MINCHELLA ERICKA 5 FAIRWAY LN EAST LONGMEADOW MA 01028 GIS ID F_375678_2848654												Description RESIDENTL. RES LAND		Code 101 101		Appraised 343700 116100		Assessed 343,700 116,100		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER																								
				DRAINAGE				VIEW		COMMUNITY																								
				SUPPLEMENTAL DATA																														
Alt Prcl ID SP Permit Chapter Land OC Dates 4-15-2021 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		459,800		459,800																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																					
MINCHELLA KEVIN CARABETTA MICHAEL				23891 22013		0365 0189		05-19-2021 01-03-2018		Q U	I V	470,000 160,000		00 1V	Year 2021		Code 131		Assessed 53,700		Year		Code		Assessed		Year		Code		Assessed			
				Total		0.00										53,700		Total		Total				Total										
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																																		
NOTES																																		
PS 1173 PLAN 387 PG 5 LOT 3														Appraised BLDG. Value (Card)										343,700										
														Appraised Xf (B) Value (Bldg)										0										
														Appraised Ob (B) Value (Bldg)										0										
														Appraised Land Value (Bldg)										116,100										
														Special Land Value										0										
														Total Appraised Parcel Value										459,800										
														Valuation Method										C										
														Adjustment																				
														Net Total Appraised Parcel Value										459,800										
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									
202102609		08-16-2021		11	POOL			7,399		04-15-2021		0		04-15-2021		AG 27X52 POOL		04-15-2021					400	25	OC VISIT									
202002504		09-11-2020		2	DWELLING			260,000		04-15-2021		100		04-15-2021		SINGLE FAMILY HO																		
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		RB				15,001 SF		6.24	1.240	8	LAND	1.00	NG	1.00			0			1.000		7.74		116,100								
Total Card Land Units																0.34		AC	Parcel Total Land Area: 0.34				Total Land Value										116,100	

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate	91.50	
RCN	343,677	
Net Other Adj		
Year Built	2020	
Effective Year Built	2018	
Depreciation Code	GD	
Remodel Rating		
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	100	
RCNLD	343,700	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

[illegible]

SUMMARY SECTION				
ng	Gross	Eff Area	Unit Cost	Undeprec Value
0	972		24.11	23,435
972	972		120.80	117,418
0	576		48.24	27,784
0	184		11.82	2,174
972	972		120.80	117,418
432	576		90.60	52,186
0	192		16.99	3,262
2,376	4,444	2,845		343,677

