

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	150100		150,100																		
												RES LAND		101	100900		100,900																		
				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										256,200		256,200																			
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							
				16595		0289		03-26-2007		U		I		100		1F		2022		101		134,400		2021		101		128,700		2020		101		121,900	
				06623		0325		09-15-1987		U		I		123,000						101		91,700				101		85,000		101		85,000			
				05971		0035		12-20-1985		U		I		73,500						101		5,200				101		5,200		101		5,200			
				Total		0.00																													
				ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name				Tracing				Batch																									
0001						101				MA																									
NOTES																																			

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		111.75
Interior Floor 1	3	HARDWOOD	RCN		263,246
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1941
Heat Type	1	FORCED H/A	Effective Year Built		1978
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		150,100
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		24.84	32,394							
EFB	ENCL PORCH	0	96		62.06	5,957							
FFL	1ST FLOOR	1,304	1,304		124.11	161,845							
HST	HALF STORY	508	1,016		62.06	63,050							
Ttl Gross Liv / Lease Area		1,812	3,720			263,246							

