

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
MINAHAN MICHAEL F MINAHAN PAMELA M 77 SMITH AVE EAST LONGMEADOW MA 01028 GIS ID F_377420_2851907												Description		Code	Appraised		Assessed												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	288400		288,400												
												RES LAND		101	103000		103,000												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2200		2,200												
				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		393,600		393,600													
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		2022		101		258,700		2021		101		248,500	
				14583		0079		10-27-2004		U		I		1		1F		101		93,600		101		86,700		101		86,700	
				08926		0481		08-29-1994		U		V		25,000		1A		101		2,200		101		2,200		101		2,000	
				00000		0000				U				0				Total		354,500		Total		337,400		Total		302,900	
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								Tracing				Batch													
0001												101				MA													
NOTES																													
SUB DIV 736 - FY13 SUB DIV																													
1084-COMBINED WITH LOT 2A OF 4500 SF-BK																													
PLANS 360-65																													

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 12/12/2022 8:57:09 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	
Exterior Wall 2			101	ONE FAM	
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	4	CARPET	Adj Base Rate	103.44	
Interior Floor 2	3	HARDWOOD	RCN	339,311	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
Total Rooms	8		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	85	
Extra Kitchen St			RCNLD	288,400	
FBM Sqft	976		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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
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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	85	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		24.40	27,330	
FFL	1ST FLOOR	1,120	1,120		122.01	136,652	
GAR	GARAGE	0	400		48.80	19,522	
SFL	2ND FLOOR	1,120	1,120		122.01	136,652	
WDK	WOOD DECK	0	784		24.43	19,156	
Ttl Gross Liv / Lease Area		2,240	4,544			339,311	

