

State Use 101
Print Date 12-13-2022 1:08:04 P

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				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW										
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		358400		358,400												
												RES LAND		101		128700		128,700												
												RESIDENTL.		101		2100		2,100												
				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		489,200		489,200														
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		Code		Assessed		Year		Code		Assessed		
																		2022		101 101		343,700 116,100		2021		131		53,700		
				Total		0.00																		Total		459,800		Total		53,700
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 358,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 128,700 Special Land Value 0 Total Appraised Parcel Value 489,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 489,200												
Nbhd				Nbhd Name				Tracing				Batch																		
0001																														
NOTES																		PS 1173 PLAN 387 PG 5 LOT 3												
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		
202202442		08-02-2022		17		DECK		12,000		06-16-2022		0		06-16-2022		WDK 434 SF, DETA		06-16-2022				1		334		15		PERMIT VISIT		
202102609		08-16-2021		11		POOL		7,399		04-15-2021		100		04-15-2021		AG 27X52 POOL		04-15-2021						400		25		OC VISIT		
202002504		09-11-2020		2		DWELLING		260,000				100				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	6.86	1.250	8	LAND	1.00	NG	1.00			0				1.000	8.58		128,700				
Total Card Land Units								0.34		AC	Parcel Total Land Area: 0.34								Total Land Value										128,700	

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+		AVG. (+)				#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				102.72		
Interior Floor 1	3		HARDWOOD				RCN				362,019		
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built				2020		
Heat Type	1		FORCED H/A				Effective Year Built				2020		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	4						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	1						Depreciation %				1		
Extra Fixtures	1						Functional Obsol						
Total Rooms	7						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor				1		
Half Bath Style	G		GOOD				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				99		
Extra Kitchens							RCNLD				358,400		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	1						Misc Imp Ovr Comment						
WS Flues							Cost to Cure Ovr						
Central Vac							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
07	POOL A-C	OB	Outbuildi	L	27	69.00	2022	70	0.00	GD	A	1.00	1,300
02	SHED/FR			L	160	7.48	2022	70	0.00	GD	A	1.00	800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	972		25.30		24,591		
FFL	1ST FLOOR					972	972		126.76		123,208		
GAR	GARAGE					0	576		50.61		29,154		
OPF	OPEN PORCH					0	184		12.40		2,282		
SFL	2ND FLOOR					972	972		126.76		123,208		
TQS	3/4 STORY					432	576		95.07		54,759		
WDK	WOOD DECK					0	192		25.09		4,817		
Ttl Gross Liv / Lease Area						2,376	4,444				362,019		

