

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	163800		163,800																	
												RES LAND		101	111000		111,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6200		6,200																	
				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						281,000		281,000																
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		Year		Code	Assessed			
				16595		0289		03-26-2007		U		I		100		1F		2023		101	150,100		2022		101	134,400		2021		101	128,700			
				06623		0325		09-15-1987		U		I		123,000						101	100,900				101	91,700				101	85,000			
				05971		0035		12-20-1985		U		I		73,500								101	5,200				101	5,200				101	5,200	
																				Total		256,200		Total		231,300		Total		218,900				
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																						
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																		

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	
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	3	HARDWOOD	Adj Base Rate	123.12	
Interior Floor 2	4	CARPET	RCN	287,362	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1941	
AC Type	03	FULL	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	P	POOR	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	163,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	48	12.00	1940	30	0.00	PR	A	1.00	200
03	GARAGE	OB	Outbuildi	L	240	32.00	1945	50	0.00	FR	A	1.00	3,800
07	POOLA-C	OB	Outbuildi	L	24	69.00	1998	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	128	15.00	1998	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	1,304		27.12	35,361							
EFB	ENCL PORCH	0	96		67.74	6,503							
FFL	1ST FLOOR	1,304	1,304		135.48	176,671							
HST	HALF STORY	508	1,016		67.74	68,826							
Ttl Gross Liv / Lease Area		1,812	3,720			287,362							

