

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MINAHAN MICHAEL F MINAHAN PAMELA M 77 SMITH AVE EAST LONGMEADOW MA 01028 GIS ID F_377420_2851907										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 424,000		Appraised 307800 113300 2900 424,000		Assessed 307,800 113,300 2,900 424,000		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC												CORNER															
				DRAINAGE				VIEW												COMMUNITY															
				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#																											
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		2023		101		288,400		2022		101		258,700		2021		101		248,500	
				14583		0079		10-27-2004		U		I		1		1F		101		103,000		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		2,200		101		2,200			
				00000		0000				U				0				Total		393,600		Total		354,500		Total		337,400							
EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount														Comm Int							
				ASSESSING NEIGHBORHOOD												Appraised BLDG. Value (Card) 307,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 113,300 Special Land Value 0 Total Appraised Parcel Value 424,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 424,000																			
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																																			
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							
202202707		09-09-2022		1		PORCH		37,000		07-12-2023		100		07-12-2023		ADD FOP FRONT O		07-12-2023						334		15		PERMIT VISIT							
202102171		06-22-2021		62		SOLAR		22,165		06-01-2022		100		06-01-2022		REAR		06-29-2020						334		15		PERMIT VISIT							
202000913		03-10-2020		9		ALTERATION		16,500		06-29-2020		100		06-29-2020		FINISH BASEMENT		03-01-2018						333		15		PERMIT VISIT							
201702082		07-14-2017		17		DECK		12,000		03-01-2018		100		03-01-2018		150 SF ADD TO EXI		03-23-2012						317		15		PERMIT VISIT							
201701420		05-04-2017		11		POOL		9,700		03-01-2018		100		03-01-2018		27' ABOVE GROUN		07-19-2006						250		22		MAILER SENT							
201701418		05-04-2017		17		DECK		15,000		03-01-2018		100		03-01-2018		16X40 (LOWER) 12		06-23-2004						317		16		FIELDREV CHG							
64		03-28-2011		8		RENOVATION		10,000								NVC EXISTING MA		04-06-2004						250		22		MAILER SENT							
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		RC				15,125	SF	7.49		1.000	5	LAND	1.00	MA	1.00			0			1.000	7.49		113,300									
Total Card Land Units								0.35	AC	Parcel Total Land Area: 0.35								Total Land Value								113,300									

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 11/14/2023 6:01:45 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
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	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		113.67
Interior Floor 1	4	CARPET	RCN		370,829
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1994
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		83
Extra Kitchens	0		RCNLD		307,800
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	976		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	0		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
22	WOOD DK			L	96	15.00	2017	70	0.00	GD	A	1.00	1,000
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	12.00	1996	50	0.00	FR	A	1.00	800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	83	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		26.41	29,582	
FFL	1ST FLOOR	1,120	1,120		132.06	147,909	
GAR	GARAGE	0	400		52.82	21,130	
OPF	OPEN PORCH	0	273		13.06	3,566	
SFL	2ND FLOOR	1,120	1,120		132.06	147,909	
WDK	WOOD DECK	0	784		26.45	20,734	
Ttl Gross Liv / Lease Area		2,240	4,817			370,829	

