

Property Location		5 FAIRWAY LN		Map ID		6/ 11/ 3/ /		Bldg Name		State Use 101	
Vision ID		7629		Account #		7629		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 2:31:30 P	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
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		
						RESIDNTL.	101	390600	390,600		
						RES LAND	101	141500	141,500		
						RESIDNTL.	101	7200	7,200		
SUPPLEMENTAL DATA						Total				539,300	539,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MINCHELLA KEVIN CARABETTA MICHAEL		23891	0365	05-19-2021	Q	I	470,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		22013	0189	01-03-2018	U	V	160,000	1V	2023	101	358,400	2022	101	343,700	2021	131	53,700
									101	128,700		101	116,100				
									101	2,100							
Total								489,200	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																		

ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)								390,600	
0001								Appraised Xf (B) Value (Bldg)								0	
								Appraised Ob (B) Value (Bldg)								7,200	
								Appraised Land Value (Bldg)								141,500	
								Special Land Value								0	
								Total Appraised Parcel Value								539,300	
								Valuation Method								C	
								Adjustment									
								Net Total Appraised Parcel Value								539,300	

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	05-05-2023	100	05-05-2023	WDK 434 SF, DETA	05-05-2023			425	15	PERMIT VISIT			
202102609	08-16-2021	11	POOL	7,399	06-16-2022	100	06-16-2022	AG 27X52 POOL	06-16-2022		1	334	15	PERMIT VISIT			
202002504	09-11-2020	2	DWELLING	260,000	04-15-2021	100	04-15-2021	SINGLE FAMILY HO	04-15-2021			400	25	OC VISIT			

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	7.54	1.250	8	LAND	1.00	NG	1.00			0		1.000	9.43	141,500		
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							141,500

State Use 101
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Diagram illustrating a 3D floor plan layout with dimensions and room labels:

- WDK** (Red): 12 (width), 16 (depth).
- SFL** (Blue): 28 (width), 34 (depth).
- FFL** (Blue): 28 (width), 34 (depth).
- BMT** (Blue): 28 (width), 34 (depth).
- TQS** (Blue): 24 (width), 24 (depth).
- GAR** (Blue): 24 (width), 24 (depth).
- OFF** (Red): 6 (width), 10 (depth).

Dimensions are indicated by numbers along the edges of the rooms. The overall layout shows a complex arrangement of rooms with varying sizes and orientations.

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	12.00	2022	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	434	15.00	2023	70	0.00	GD	A	1.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	972		27.57	26,801
FFL	1ST FLOOR	972	972		138.15	134,280
GAR	GARAGE	0	576		55.16	31,774
OFP	OPEN PORCH	0	184		13.51	2,487
SFL	2ND FLOOR	972	972		138.15	134,280
TQS	3/4 STORY	432	576		103.61	59,680
WDK	WOOD DECK	0	192		27.34	5,250
Ttl Gross Liv / Lease Area		2,376	4,444			394,551

