Property Location 77 SMITH AV | Map ID 4A/ 32/ 1/ / | Bldg Name | State Use 101
Vision ID 4027 | Account # 4094 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 9:16:11 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MINAHAN MICHAEL F				
MINAHAN PAMELA M	TOPO WET	EASEMENT	TRAFFIC	CORNER
77 SMITH AVE				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_377420_2851907

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	332300	332,300
RES LAND	101	113300	113,300
RESIDNTL.	101	2900	2,900
Total		448,500	448,500

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MINAHAN MICHAEL F	18682	0364	02-17-2011	U	I	230,000	1V
CAFARELLI JILL A,	15753	0260	03-11-2006	U	I	1	1A
CAFARELLI,ROBERT M	14583	0079	10-27-2004	U	I	1	1F
CAFARELLI,ROBERT M	08926	0481	08-29-1994	U	V	25,000	1A
GAGNER HAROLD H + PRISCIL	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	307,800	2023	101	288,400	2022	101	258,700
	101	113,300		101	103,000		101	93,600
	101	2,900		101	2,200		101	2,200
Total		424,000	Total		393,600	Total		354,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	332,300
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	448,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	448,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202202707	09-09-2022	1	PORCH	37,000	07-12-2023	100	07-12-2023	ADD FOP FRONT O
202102171	06-22-2021	62	SOLAR	22,165	06-01-2022	100	06-01-2022	REAR
202000913	03-10-2020	9	ALTERATION	16,500	06-29-2020	100	06-29-2020	FINISH BASEMENT
201702082	07-14-2017	17	DECK	12,000	03-01-2018	100	03-01-2018	150 SF ADD TO EXI
201701420	05-04-2017	11	POOL	9,700	03-01-2018	100	03-01-2018	27' ABOVE GROUN
201701418	05-04-2017	17	DECK	15,000	03-01-2018	100	03-01-2018	16X40 (LOWER) 12
64	03-28-2011	8	RENOVATION	10,000				NVC EXISTING MA

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-12-2023			334	15	PERMIT VISIT
06-29-2020			334	15	PERMIT VISIT
03-01-2018			333	15	PERMIT VISIT
03-23-2012			317	15	PERMIT VISIT
07-19-2006			250	22	MAILER SENT
06-23-2004			317	16	FIELDREV CHG
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		Map ID	4A/ 32/ 1/ /		Bldg Name	State Use 101
Vision ID	4027	Account # 4094		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/22/2024 9:16:11 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	8	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	976	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

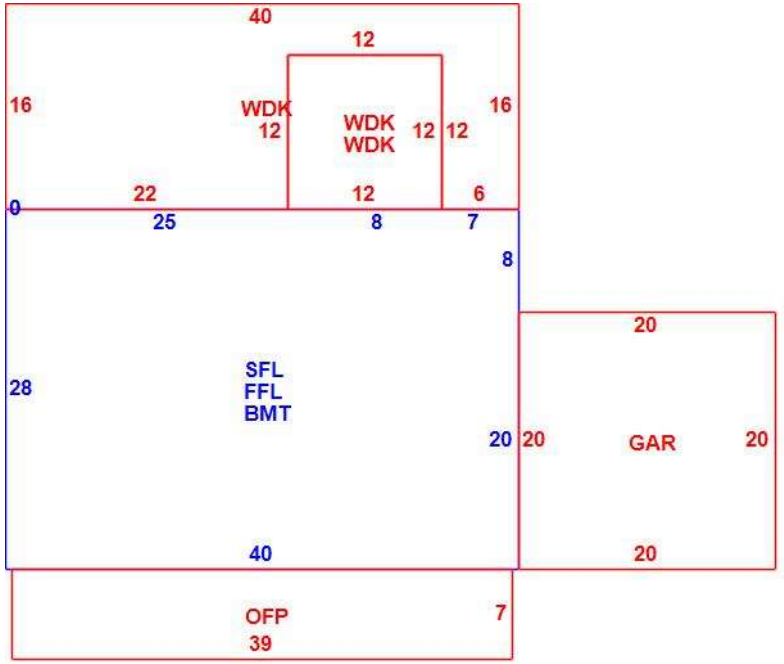
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	124.17
RCN	400,313
Net Other Adj	
Year Built	1994
Effective Year Built	2004
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	332,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	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		28.51	31,934
FFL	1ST FLOOR	1,120	1,120		142.56	159,669
GAR	GARAGE	0	400		57.02	22,810
OFP	OPEN PORCH	0	273		14.10	3,849
SFL	2ND FLOOR	1,120	1,120		142.56	159,669
WDK	WOOD DECK	0	784		28.55	22,382
	Ttl Gross Liv / Lease Area	2,240	4,817			400,313