

State Use 101
Print Date 11/25/2024 8:23:29 A

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		418500		418,500																	
												RES LAND		101		141500		141,500																	
												RESIDENTL.		101		7200		7,200																	
				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		567,200		567,200																	
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		Year		Code		Assessed	
																		2024		101 101 101		390,600 141,500 7,200		2023		101 101 101		358,400 128,700 2,100		2022		101 101		343,700 116,100	
																		Total		539,300		Total		489,200		Total		459,800							
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 Appraised BLDG. Value (Card) 418,500 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 567,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 567,200															
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		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									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
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	123.62	
Interior Floor 1	3	HARDWOOD	RCN	427,082	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2020	
Heat Type	1	FORCED H/A	Effective Year Built	2019	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	2	
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	98	
Extra Kitchens	0		RCNLD	418,500	
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	0				

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		29.85	29,010
FFL	1ST FLOOR	972	972		149.54	145,351
GAR	GARAGE	0	576		59.71	34,394
OPF	OPEN PORCH	0	184		14.63	2,692
SFL	2ND FLOOR	972	972		149.54	145,351
TQS	3/4 STORY	432	576		112.15	64,601
WDK	WOOD DECK	0	192		29.60	5,682
Ttl Gross Liv / Lease Area		2,376	4,444			427,082

