

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
MINAHAN MICHAEL F MINAHAN PAMELA M 77 SMITH AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	369200		369,200							
												RES LAND		101	113300		113,300							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2900		2,900							
EAST LONGMEADOW MA 01028				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#																
GIS ID F_377420_2851907												Total		485,400		485,400								
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	2025	101	332,300	2024	101	307,800	2023	101	288,400			
				15753	0260	03-11-2006	U	I			1	1A			113,300			101			113,300	101	103,000	
				14583	0079	10-27-2004	U	I			1	1F			2,900			101			2,900	101	2,200	
				08926	0481	08-29-1994	U	V	25,000		1A													
				GAGNER HAROLD H + PRISCIL				00000	0000			U	0											
												Total		448,500		Total		424,000		Total		393,600		
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																								
Nbhd		Nbhd Name						Tracing			Batch													
0001								101			MA													
NOTES															Appraised BLDG. Value (Card) 369,200 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 485,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 485,400									
COMBINED WITH LOT 2A OF 4500 SF																								
PLANS 360-65																								
BUILDING PERMIT RECORD																								
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments												Date	Type	Is
B-25-196	04-09-2025	8	RENOVATION		50,000	07-10-2025	100	07-10-2025		KITCHEN AND NEW					07-10-2025			334	15	PERMIT VISIT				
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 GROUND					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				
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	

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	AVERAGE	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	Percentage
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	4	CARPET	Adj Base Rate	133.79	
Interior Floor 2	3	HARDWOOD	RCN	429,326	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GV	
Full Baths	3		Remodel Rating	03	
Half Baths	1		Year Remodeled	2025	
Extra Fixtures	0		Depreciation %	14	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	86	
Extra Kitchen St	N	NONE	RCNLD	369,200	
FBM Sqft	976		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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	2022	86	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		30.58	34,248	
FFL	1ST FLOOR	1,120	1,120		152.89	171,241	
GAR	GARAGE	0	400		61.16	24,463	
OPF	OPEN PORCH	0	273		15.12	4,128	
SFL	2ND FLOOR	1,120	1,120		152.89	171,241	
WDK	WOOD DECK	0	784		30.62	24,004	
Ttl Gross Liv / Lease Area		2,240	4,817			429,326	

