

State Use 101
Print Date 11/24/2025 9:39:13 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												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	447700		447,700											
												RES LAND		101	141500		141,500											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7200		7,200											
				SUPPLEMENTAL DATA																								
				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		596,400		596,400												
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		
																		2025	101	418,500	2024	101	390,600	2023	101	358,400		
																				101	141,500	101	141,500	101	128,700			
																				101	7,200	101	7,200	101	2,100			
				Total												Total	567,200	Total	539,300	Total	489,200							
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 447,700 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 596,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 596,400										
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		05-28-2025					450	2	MEASURED			
202102609		08-16-2021		11		POOL		7,399		06-16-2022		100		06-16-2022		AG 27X52 POOL		05-05-2023					425	15	PERMIT VISIT			
202002504		09-11-2020		2		DWELLING		260,000		04-15-2021		100		04-15-2021		SINGLE FAMILY HO		06-16-2022				1	334	15	PERMIT VISIT			
																		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			Percentage		
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			133.19			
Interior Floor 1	3		HARDWOOD				RCN			456,874			
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built			2020			
Heat Type	1		FORCED H/A				Effective Year Built			2023			
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			447,700			
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		31.93	31,034			
FFL	1ST FLOOR					972	972		159.97	155,491			
GAR	GARAGE					0	576		63.88	36,793			
OPF	OPEN PORCH					0	184		15.65	2,879			
SFL	2ND FLOOR					972	972		159.97	155,491			
TQS	3/4 STORY					432	576		119.98	69,107			
WDK	WOOD DECK					0	192		31.66	6,079			
Ttl Gross Liv / Lease Area						2,376	4,444			456,874			

