

Property Location: 28 COOLEY AV

Account #3479

MAP ID:4/ 61/ A/ /

Bldg Name:

State Use:101

Vision ID: 3424

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/27/2014 23:39

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION														
BROWN THOMAS J III BROWN KATHY A 28 COOLEY AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						118,000		118,000								
											RES LAND		101						79,900		79,900								
											RESIDENTL.		101		3,100		3,100												
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376354_2851683							Received Prior ID Owner Occ Y Final Area 1216 Current Ac. .36047 ASSOC PID#																						
Total											201,000							201,000											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
BROWN THOMAS J III NAGLIERI JAMES W + MARA				07646/ 0362 04798/ 0252		02/27/1991 07/18/1979		U	I	134,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2014	B	110,400		2013	B	103,200		2012	B	110,100						
													2014	L	82,500		2013	L	82,500		2012	L	86,200						
													2014	O	3,300		2013	O	3,300		2012	O	3,400						
													Total:		196,200		Total:		189,000		Total:		199,700						
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.							
Total:																													
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								101			MA																		
NOTES																													
												Appraised Bldg. Value (Card) 118,000																	
												Appraised XF (B) Value (Bldg) 0																	
												Appraised OB (L) Value (Bldg) 3,100																	
												Appraised Land Value (Bldg) 79,900																	
												Special Land Value 0																	
												Total Appraised Parcel Value 201,000																	
												Valuation Method: C																	
												Adjustment: 0																	
												Net Total Appraised Parcel Value 201,000																	
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								
201303146		12/12/2013		91	INSULATION		1,000			100	05/01/2014		ADDITION		03/30/2004				319	3	MEAS+INSPCTD								
106		05/05/2000		11	POOL		7,500			0					01/15/2001				247	15	PERMIT VISIT								
359		01/01/1986		MN	Manual Note		0			0					08/28/1990				131	12	MEAS DENIED								
															05/17/1980				500	1	LEFT NOTICE								
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value					
1	101	ONE FAM			RB				15,702	SF	5.09	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	5.09	79,900					
Total Card Land Units:										0.36	AC	Parcel Total Land Area:					0.36	AC	Total Land Value:										79,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		NONE
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft	672		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			99.65
Interior Floor 2							
Heat Fuel	3		ELECTRIC	Replace Cost			151,262
Heat Type	6		ELECTRC BB	AYB			1974
AC Type	01		None	EYB			1992
Bedrooms	3			Dep Code			GD
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %			22
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			78
Basement Floor				Apprais Val			118,000
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
08	POOL A-O SHED/FR			L	30	69.00	2000	G		GD	70	1,800
02				L	192	7.48	2000	G		GD	70	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	960		19.93	19,132
FFL	1ST FLOOR	1,216	1,216		99.65	121,169
GAR	GARAGE	0	276		39.71	10,961

Ttl. Gross Liv/Lease Area:		1,216	2,452	1,518		151,262
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