

Property Location: 78 COOLEY AV  
Vision ID: 3438

Account #3493

MAP ID:4/ 72A/ A/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use:101

Print Date:12/27/2014 23:43

CURRENT OWNER

MCGRATH ANDREW A + LINDA M

PO BOX 410

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_375709\_2851907

Received  
Prior ID  
Owner Occ Y  
Final Area 1041  
Current Ac. .36823  
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

204,000

Appraised Value

123,500

80,000

500

204,000

Assessed Value

123,500

80,000

500

204,000

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MCGRATH ANDREW A + LINDA M

SMITH MICHAEL E + LINDA L

SMITH MICHAEL E

PORCELLO ANDREW J + THERE

CELLA

BK-VOL/PAGE

09879/ 0461

08683/ 0479

07788/ 0532

06951/ 0027

05960/ 0318

SALE DATE

05/30/1997

12/21/1993

08/23/1991

08/31/1988

12/06/1985

q/u

U

U

U

U

U

v/i

I

I

I

I

I

SALE PRICE

125,500

1

142,500

151,000

90

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

120,800

82,600

600

204,000

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

122,200

82,600

600

205,400

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

119,400

86,300

600

206,300

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

123,500

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

500

Appraised Land Value (Bldg)

80,000

Special Land Value

0

Total Appraised Parcel Value

204,000

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

204,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201402783

10/31/2014

9

ALTERATION

2,309

0

ENTRY DOOR

201202097

05/03/2012

9

ALTERATION

11,500

0

ENTRY DOOR & 3 WIN

285

11/18/2009

25

WINDOWS

2,000

0

6 REPLACEMENT NVC

334

10/23/2007

25

WINDOWS

3,100

0

7 REPLACEMENT NVC

334A

10/21/2005

20

WOOD STOVE

300

0

236

07/26/2005

9

ALTERATION

5,000

0

REPLACE FRENCH DO

60

04/24/1998

10

SHED

500

0

VISIT/ CHANGE HISTORY

Date

07/11/2012

01/14/2010

12/26/2007

11/28/2005

01/15/1999

Type

IS

ID

317

316

317

311

105

Cd.

15

15

15

15

15

Purpose/Result

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RB

16,040

SF

4.99

1.0000

5

1.0000

1.00

MA

1.00

1.00

4.99

80,000

Total Card Land Units:

0.37

AC

Parcel Total Land Area:

0.37

AC

Total Land Value:

80,000

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |
| Style               | 18   |     | SPLIT ENT   | #Heat Sys                       | 1           |     |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0           |     | NO          |
| Grade               | C    |     | AVERAGE     | FBM Sqft                        | 504         |     |             |
| Stories             | 1.00 |     | 1 Story     | Int vs Ext                      | S           |     |             |
| Foundation          | 1    |     |             | MIXED USE                       |             |     |             |
| Exterior Wall 1     | 2    |     | CLAPBOARD   | Code                            | Description |     | Percentage  |
| Exterior Wall 2     | 19   |     | TEX 111     | 101                             | ONE FAM     |     | 100         |
| Roof Structure      | 1    |     | GABLE       |                                 |             |     |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |     |             |
| Interior Wall 1     | 1    |     | DRYWALL     | COST/MARKET VALUATION           |             |     |             |
| Interior Wall 2     |      |     |             |                                 |             |     |             |
| Interior Floor 1    | 4    |     | CARPET      | Adj. Base Rate:                 |             |     | 117.80      |
| Interior Floor 2    |      |     |             |                                 |             |     |             |
| Heat Fuel           | 1    |     | OIL         | Replace Cost                    |             |     | 154,319     |
| Heat Type           | 1    |     | FORCED H/A  | AYB                             |             |     | 1985        |
| AC Type             | 03   |     | FULL        | EYB                             |             |     | 1994        |
| Bedrooms            | 3    |     |             | Dep Code                        |             |     | AG          |
| Full Baths          | 2    |     |             | Remodel Rating                  |             |     |             |
| Half Baths          | 0    |     |             | Year Remodeled                  |             |     |             |
| Extra Fixtures      | 0    |     |             | Dep %                           |             |     | 20          |
| Total Rooms         | 5    |     |             | Functional ObsInc               |             |     |             |
| Bath Style          | A    |     | AVERAGE     | External ObsInc                 |             |     |             |
| Kitchen Style       | A    |     | AVERAGE     | Cost Trend Factor               |             |     | 1           |
| Kitchens            | 1    |     |             | Condition                       |             |     |             |
| Extra Kitchens      | 0    |     |             | % Complete                      |             |     |             |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             |     | 80          |
| Basement Floor      | 12   |     |             | Apprais Val                     |             |     | 123,500     |
| Bsmt Garage         | 2    |     |             | Dep % Ovr                       |             |     | 0           |
| Units               | 1    |     |             | Dep Ovr Comment                 |             |     |             |
| WS Flues            | 1    |     |             | Misc Imp Ovr                    |             |     | 0           |
| FBM Quality         | 3    |     |             | Misc Imp Ovr Comment            |             |     |             |
| Fireplaces          | 1    |     |             | Cost to Cure Ovr                |             |     | 0           |
|                     |      |     |             | Cost to Cure Ovr Comment        |             |     |             |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |  |  |  |  |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|--|--|--|--|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |  |  |  |  |  |
| FFL                               | 1ST FLOOR   | 1,041       | 1,041      |           | 117.80    | 122,631         |  |  |  |  |  |  |
| LLV                               | LOWR LEVEL  | 0           | 1,008      |           | 29.45     | 29,686          |  |  |  |  |  |  |
| WDK                               | WOOD DECK   | 0           | 120        |           | 16.69     | 2,003           |  |  |  |  |  |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,041       | 2,169      | 1,310     |           | 154,319         |  |  |  |  |  |  |

