

Property Location: 78 COOLEY AV
Vision ID: 3438

Account #3493

MAP ID:4/ 72A/ A/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/30/2015 14:08

CURRENT OWNER

MCGRATH ANDREW A + LINDA M

PO BOX 410

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

209,700

Appraised Value

123,500

80,000

6,200

209,700

Assessed Value

123,500

80,000

6,200

209,700

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.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

123,500

80,000

500

204,000

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

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Year

Type

Description

Amount

Code

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)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

204,000

204,000

204,000

205,400

123,500

0

6,200

80,000

0

209,700

C

0

209,700

BUILDING PERMIT RECORD

Permit ID

201501780

201402783

201202097

285

334

334A

236

Issue Date

05/29/2015

10/31/2014

05/03/2012

11/18/2009

10/23/2007

10/21/2005

07/26/2005

Type

3

9

9

25

25

20

9

Description

GARAGE

ALTERATION

ALTERATION

WINDOWS

WINDOWS

WOOD STOVE

ALTERATION

Amount

5,000

2,309

11,500

2,000

3,100

300

5,000

Insp. Date

06/19/2015

03/19/2015

% Comp.

100

100

0

0

0

0

0

Date Comp.

06/19/2015

03/19/2015

Comments

14X24 PRE-FAB ONE C

ENTRY DOOR NVC

ENTRY DOOR & 3 WIN

6 REPLACEMENT NVC

7 REPLACEMENT NVC

REPLACE FRENCH DO

VISIT/ CHANGE HISTORY

Date

06/19/2015

06/05/2015

03/19/2015

07/11/2012

01/14/2010

Type

IS

ID

317

317

317

317

316

Cd.

15

15

15

15

15

Purpose/Result

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RB

D

Front

Depth

Units

16,040

SF

Unit Price

4.99

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

4.99

Land Value

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		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	19		TEX 111	101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
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		CONCRETE	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			

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
02	SHED/FR			L	96	7.48	1998	A		GD	70	500
03	GARAGE	OB	Outbuilding	L	288	28.18	2015	A		GD	70	5,700

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

