

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:12/02/2016 14:06

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
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

124,600
82,400
6,200

Assessed Value

124,600
82,400
6,200

Total

213,200

213,200

1006

AST LONGMEADOW, M

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.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

123,500

2015

101

123,500

2014

B

120,800

2016

101

80,000

2015

101

80,000

2014

L

82,600

2016

101

6,200

2015

101

500

2014

O

600

Total:

209,700

Total:

204,000

Total:

204,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

124,600

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

6,200

Appraised Land Value (Bldg)

82,400

Special Land Value

0

Total Appraised Parcel Value

213,200

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

213,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201501780

05/29/2015

3

GARAGE

5,000

06/19/2015

100

06/19/2015

14X24 PRE-FAB ONE C

201402783

10/31/2014

9

ALTERATION

2,309

03/19/2015

100

03/19/2015

ENTRY DOOR NVC

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

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/19/2015

317

15

PERMIT VISIT

06/05/2015

317

15

PERMIT VISIT

03/19/2015

317

15

PERMIT VISIT

07/11/2012

317

15

PERMIT VISIT

01/14/2010

316

15

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

1.0300

5

1.0000

1.00

MA

1.00

1.00

5.14

82,400

Total Card Land Units:

0.37

AC

Parcel Total Land Area:

0.37

AC

Total Land Value:

82,400

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:		118.93	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		155,800	
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		124,600	
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		118.93	123,807
LLV	LOWR LEVEL	0	1,008		29.73	29,971
WDK	WOOD DECK	0	120		16.85	2,022
Ttl. Gross Liv/Lease Area:		1,041	2,169	1,310		155,800

