

Property Location: 72 COOLEY AV

MAP ID:4/ 79/ B/ /

Bldg Name:

State Use:101

Vision ID: 3449

Account #3504

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 14:09

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
LARABEE DEAN R LARABEE MARYGRACE A 72 COOLEY AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value	
											RESIDENTL.		101						161,800		161,800	
											RES LAND		101						82,400		82,400	
											RESIDENTL.		101		2,600		2,600					
SUPPLEMENTAL DATA																						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375788_2851857							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
Total											246,800				246,800							

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
LARABEE DEAN R COHEN PHYLLIS,COCHRAM WENDY E COCHRAN WENDY E +, WELCH JAMES J + BARBARA S MCGOWAN WELCH				15069/ 276 12559/ 553 07829/ 0348 06975/ 0273 06975/ 0272 05902/ 0492		06/03/2005 08/02/2002 10/11/1991 09/26/1988 09/26/1988 09/20/1985		U	I	285,000 1 156,000 1 1 0		A F F F	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2016	101	160,000		2015	101	160,000		2014	B	160,200	
													2016	101	80,000		2015	101	80,000		2014	L	82,600	
													2016	101	2,600		2015	101	2,600		2014	O	4,100	
													Total:		242,600		Total:		242,600		Total:		246,900	

EXEMPTIONS				OTHER ASSESSMENTS				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						
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											

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	
152		05/08/2008		11		POOL		6,000				0				15` X 30` ABOVE GROU		11/21/2008						317		15		PERMIT VISIT	
130		01/01/1985		MN		Manual Note		0				0				DWELLING		05/03/2004						319		14		INSPECTED	
																		04/06/2004						250		22		MAILER SENT	
																		03/30/2004						319		2		MEASURED	
																		04/14/1992						131		14		INSPECTED	

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				16,000	SF	5.00	1.0300	5	1.0000	1.00	MA	1.00					1.00	5.15	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	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				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:		85.55	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost		192,582	
AC Type	01		NONE	AYB		1985	
Bedrooms	3			EYB		1998	
Full Baths	2			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %		16	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		84	
Bsmt Garage				Apprais Val		161,800	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	2			Misc Imp Ovr Comment			
				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			L	30	69.00	2008	A		GD	70	1,400
22	WOOD DK			L	192	9.20	2008	A		GD	70	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,036		17.09	17,710	
FFL	1ST FLOOR	1,132	1,132		85.55	96,847	
GAR	GARAGE	0	264		34.35	9,069	
OFP	OPEN PORCH	0	24		7.13	171	
TQS	3/4 STORY	777	1,036		64.17	66,475	
WDK	WOOD DECK	0	192		12.03	2,310	
Ttl. Gross Liv/Lease Area:		1,909	3,684	2,251		192,582	

