

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT										
COOPER JOHN F III COOPER CHRISTINA 142 MEADOWBROOK RD EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value				
																RESIDNTL.		101		172,500		172,500								
																RES LAND		101		103,300		103,300								
																RESIDNTL.		101		2,300		2,300								
SUPPLEMENTAL DATA												Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_393521_2843188																														
Total																								278,100		278,100				
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
COOPER JOHN F III LABRANCH,PETER O OUELLETTE PAUL R, OUELLETTE PAUL R + CYNTHI				32764/ LC LC029109 LC02-7298 LC001-6433				04/28/2006 09/01/1999 03/04/1996 11/19/1973				U	I	345,000 199,000 1 0				A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
																			2016	101	170,600		2015	101	170,600		2014	B	168,700	
																			2016	101	100,100		2015	101	100,100		2014	L	102,900	
																			2016	101	2,300		2015	101	2,300		2014	O	2,900	
Total:												273,000		Total:		273,000		Total:		274,500										
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				MG																
NOTES																														
HSE IS ANGLED, KNEE WALL IN FRONT OF HSE												Total Appraised Parcel Value 278,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 278,100																		
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								
201400617		03/21/2014		7	REMODEL		21,000		05/30/2014		100	05/30/2014		FINISH BMT 450SF		05/30/2014				317	15	PERMIT VISIT								
287		08/22/2006		25	WINDOWS		3,262				0			5 REPLACEMENT NVC		03/09/2007				311	15	PERMIT VISIT								
97		05/02/2000		11	POOL		600				0					04/19/2006				311	2	MEASURED								
																03/09/2006				311	2	MEASURED								
																01/31/2001				247	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		S Adj Fact	Adj.	Unit Price	Land Value							
1	101	ONE FAM		RA				40,000	2.20	1.2300	7	1.0000	1.00	MG	1.00			Spec Use		TRF2	.90		2.44	97,600						
1	101	ONE FAM		RA				0.82	7,000.00	1.0000	0	1.0000	1.00	MG	1.00					1.00		7,000.00	5,700							
Total Card Land Units:								1.74 AC		Parcel Total Land Area:1.74 AC								Total Land Value:								103,300				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft	450		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	3		GAMBREL	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			89.18
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			221,175
AC Type	01		NONE	AYB			1974
Bedrooms	4			EYB			1992
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			22
Bath Style	A			Functional Obslnc			
Kitchen Style	A			External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1			% Complete			
Basement Floor				Overall % Cond			78
Bsmt Garage				Apprais Val			172,500
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			0
Fireplaces	1			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
32	BARN/LFT			L	192	19.55	1976	A		AV	60	2,300
SHW	Solar Hot Water			B	1	1.00	1992	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,164		17.85	20,780
FFL	1ST FLOOR	1,164	1,164		89.18	103,810
GAR	GARAGE	0	572		35.70	20,423
OPF	OPEN PORCH	0	80		8.92	713
SFL	2ND FLOOR	796	796		89.18	70,990
WDK	WOOD DECK	0	356		12.53	4,459
Ttl. Gross Liv/Lease Area:		1,960	4,132	2,480		221,175

