

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: 12/15/2017 16:58

CURRENT OWNER

LARABEE DEAN R

LARABEE MARYGRACE A

72 COOLEY AVE

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

179,400

Appraised Value

92,300

84,500

2,600

179,400

Assessed Value

92,300

84,500

2,600

179,400

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

LARABEE DEAN R

COHEN PHYLLIS,COCHRAN WENDY E

COCHRAN WENDY E +,

WELCH JAMES J + BARBARA S

MCGOWAN

WELCH

BK-VOL/PAGE

15069/ 276

12559/ 553

07829/ 0348

06975/ 0273

06975/ 0272

05902/ 0492

SALE DATE

06/03/2005

08/02/2002

10/11/1991

09/26/1988

09/26/1988

09/20/1985

q/u

U

U

U

U

U

v/i

1

1

1

1

1

SALE PRICE

285,000

1

156,000

1

1

0

V.C.

A

F

F

F

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

161,800

82,400

2,600

246,800

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

160,000

80,000

2,600

242,600

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

160,000

80,000

2,600

242,600

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)

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

92,300

0

2,600

84,500

0

179,400

C

0

179,400

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201701730

06/09/2017

42

REPAIRS

35,000

09/14/2017

100

09/14/2014

FIRE DAMAGE IN KIT

152

05/08/2008

11

POOL

6,000

0

15' X 30' ABOVE GROU

130

01/01/1985

MN

Manual Note

0

0

DWELLING

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/14/2017

400

14

INSPECTED

06/13/2017

400

14

INSPECTED

06/08/2017

317

15

PERMIT VISIT

11/21/2008

317

15

PERMIT VISIT

05/03/2004

319

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RB

16,000

SF

5.28

1.0000

5

1.0000

1.00

MA

1.00

1.00

5.28

84,500

Total Card Land Units:

0.37

AC

Parcel Total Land Area:

0.37

AC

Total Land Value:

84,500

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				
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	2						

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,036		18.21	18,865						
FFL	1ST FLOOR	1,132	1,132		91.13	103,163						
GAR	GARAGE	0	264		36.59	9,660						
OFP	OPEN PORCH	0	24		7.59	182						
TQS	3/4 STORY	777	1,036		68.35	70,811						
WDK	WOOD DECK	0	192		12.82	2,461						
Ttl. Gross Liv/Lease Area:		1,909	3,684	2,251		205,142						

