

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																			
COUGHLIN SEAN F + PAULINE R 71 SOUTH BROOK RD EAST LONGMEADOW, MA 01028 Additional Owners:																										Description		Code		Appraised Value		Assessed Value													
																										RESIDENTL.		101		311,300		311,300													
																										RES LAND		101		130,800		130,800													
																										RESIDENTL.		101		600		600													
										SUPPLEMENTAL DATA										Received Field 7 Field 8 Field 9 Field 10		Total		442,700		442,700																			
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_387140_2840343																																													
ASSOC PID#																																													
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE				V.C.		PREVIOUS ASSESSMENTS (HISTORY)																	
COUGHLIN SEAN F + PAULINE R JOSEPH GEORGE N JOSEPH RICHARD A +, SOUTH MEADOWS INC BARIBEAU ROLAND J +										21057/ 569 10422/ 508 08059/ 0524 06343/ 0440 0/ 0				02/09/2016 08/27/1998 05/28/1992 12/30/1986				Q U U U		I I V I		412,000 309,550 60,000 1 0				00 B		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
																												2017		101		301,800		2016		101		316,100		2015		101		316,100	
																												2017		101		140,800		2016		101		136,400		2015		101		136,400	
																												2017		101		600													
																		Total:				443,200		Total:		452,500		Total:		452,500															
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:												APPRAISED VALUE SUMMARY																							
NBHD/ SUB										NBHD Name				Street Index Name				Tracing				Batch				Appraised Bldg. Value (Card)																			
0001/A																		101				NV				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																			
																										442,700																			
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															
126		05/01/1992		MN		Manual Note				160,000				0				DWELLING		01/26/2017 01/27/2012 10/09/2008 03/22/2002 11/20/2001						317 317 317 250 247		16 16 2 22 2		FIELDREV CHG FIELDREV CHG MEASURED MAILER SENT MEASURED															
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				RAA								40,000		2.32		1.4000		9		1.0000		1.00		NV		1.00				Spec Use		Spec Calc		1.00		3.25		130,000			
1		101		ONE FAM				RAA								0.11		7,000.00		1.0000		0		1.0000		1.00		NV		1.00						1.00		7,000.00		800					
Total Card Land Units:										1.03		AC		Parcel Total Land Area:										1.03		AC		Total Land Value:										130,800							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.5			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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			89.07
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			366,182
AC Type	03		FULL	AYB			1992
Bedrooms	4			EYB			2002
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	3			Year Remodeled			
Total Rooms	8			Dep %			15
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			85
Bsmt Garage				Apprais Val			311,300
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	0			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
02	SHED/FR			L	144	7.48	2005	A		AV	60	600

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	1,568		17.84	27,969
CFL	CATHEDRAL CE	320	320		91.86	29,394
EFP	ENCL PORCH	0	256		26.79	6,859
FFL	1ST FLOOR	1,256	1,256		89.07	111,877
GAR	GARAGE	0	936		35.59	33,314
OFP	OPEN PORCH	0	24		7.42	178
SFL	2ND FLOOR	1,156	1,156		89.07	102,969
UAT	UNFIN ATTC	0	1,232		17.79	21,912
UHS	UNFIN HALF STORY	0	936		26.74	25,036
WDK	WOOD DECK	0	537		12.44	6,681
<i>Ttl. Gross Liv/Lease Area:</i>		2,732	8,221	4,111		366,182

