

Property Location: 87 WINDHAM DR

MAP ID: 75/ 31/ 34/ /

Bldg Name:

State Use: 101

Vision ID: 5362

Account #5440

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/16/2017 01:20

CURRENT OWNER

COHEN MICHAEL P

COHEN JODI

87 WINDHAM DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

Code

101

101

Appraised Value

385,400

131,100

Assessed Value

385,400

131,100

1006

AST LONGMEADOW, M

VISION

Total

516,500

516,500

RECORD OF OWNERSHIP

COHEN MICHAEL P

RAINEY DAVID L

ROEDER JON A + DELORES J

P W B + T INC

PECK ARNOLD

CJBUILDERS

BK-VOL/PAGE

20410/ 194

08822/ 0216

08046/ 0010

07595/ 0064

06792/ 0223

06298/ 122

SALE DATE

08/29/2014

05/05/1994

05/13/1992

11/28/1990

03/31/1988

11/21/1986

q/u

Q

U

U

U

U

U

v/i

I

I

V

I

I

I

SALE PRICE

479,500

388,000

80,000

1

2,890,000

1

V.C.

00

L

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

366,000

141,100

507,100

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

362,100

136,700

498,800

Yr.

2015

2015

Total:

Code

101

101

Assessed Value

367,500

136,700

504,200

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NV

NOTES

SUB DIV # 575 1990 INCLS OTHER LOTS

TRUSSES ABOVE GARAGE CAN NOT FINISH

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

385,400

0

0

131,100

0

516,500

C

0

516,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201502449

08/20/2015

91

INSULATION

1,974

0

226

07/16/2010

5

DEMOLITION

2,500

0

INGROUND POOL

248

08/06/2008

21

SIDING

15,610

0

124

06/17/1997

MN

Manual Note

18,000

0

POOL I

109

05/01/1992

MN

Manual Note

200,000

0

DWELLING

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

RA

40,000

SF

2.32

1.4000

9

1.0000

1.00

NV

1.00

1.00

3.25

130,000

1

101

ONE FAM

RA

0.15

AC

7,000.00

1.0000

0

1.0000

1.00

NV

1.00

1.00

7,000.00

1,100

Total Card Land Units:

1.07

AC

Parcel Total Land Area:

1.07

AC

Total Land Value:

131,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B		GOOD	FBM Sqft	884		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	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:		95.95	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		418,934	
AC Type	03		FULL	AYB		1992	
Bedrooms	4			EYB		2009	
Full Baths	3			Dep Code		VG	
Half Baths	1			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	8			Dep %		8	
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		92	
Bsmt Garage				Apprais Val		385,400	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,245		19.19	43,083	
CFL	CATHEDRAL CE	120	120		99.15	11,898	
FFL	1ST FLOOR	2,381	2,381		95.95	228,466	
GAR	GARAGE	0	616		38.32	23,605	
HST	HALF STORY	449	897		48.03	43,083	
OPF	OPEN PORCH	0	60		9.60	576	
TQS	3/4 STORY	672	896		71.97	64,481	
WDK	WOOD DECK	0	280		13.36	3,742	
Ttl. Gross Liv/Lease Area:		3,622	7,495	4,366		418,934	

