

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																	
COOPER JOHN F III COOPER CHRISTINA 142 MEADOWBROOK RD EAST LONGMEADOW, MA 01028 Additional Owners:														TYPCL												Description		Code		Appraised Value		Assessed Value											
																						RESIDNTL.		101		174,500		174,500															
																						RES LAND		101		105,300		105,300															
																						RESIDNTL.		101		2,300		2,300															
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_393521_2843188				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																													
																		Total		282,100		282,100																					
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												
																					2017	101	172,500		2016	101	170,600		2015	101	170,600												
																					2017	101	103,300		2016	101	100,100		2015	101	100,100												
																					2017	101	2,300		2016	101	2,300		2015	101	2,300												
																		Total:		278,100		Total:		273,000		Total:		273,000															
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																				APPRAISED VALUE SUMMARY																							
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch				Appraised Bldg. Value (Card)										174,500															
0001/A										101				MG				Appraised XF (B) Value (Bldg)										0															
																				Appraised OB (L) Value (Bldg)										2,300													
																				Appraised Land Value (Bldg)										105,300													
																				Special Land Value										0													
HSE IS ANGLED, KNEE WALL IN FRONT OF HSE																				Total Appraised Parcel Value										282,100													
																				Valuation Method:										C													
																				Adjustment:										0													
																				Net Total Appraised Parcel Value										282,100													
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															
																					Spec Use		Spec Calc																				
1	101	ONE FAM				RA				40,000	SF	2.32	1.1900	7	1.0000	1.00	MG	1.00					TRF2	90	.90	2.49	99,600																
1	101	ONE FAM				RA				0.82	AC	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:										105,300	

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				Adj. Base Rate:				95.09
Interior Floor 1	3		HARDWOOD	Replace Cost				235,826
Interior Floor 2	4		CARPET	AYB				1974
Heat Fuel	1		OIL	EYB				1991
Heat Type	3		FORCED H/W	Dep Code				GD
AC Type	01		NONE	Remodel Rating				
Bedrooms	4			Year Remodeled				
Full Baths	2			Dep %				26
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	7			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				74
Extra Kitchens	0			Apprais Val				174,500
Frame	1		WOOD	Dep % Ovr				0
Basement Floor				Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	3			Cost to Cure Ovr Comment				
Fireplaces	1							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,164		19.03	22,156	
FFL	1ST FLOOR	1,164	1,164		95.09	110,686	
GAR	GARAGE	0	572		38.07	21,776	
OPF	OPEN PORCH	0	80		9.51	761	
SFL	2ND FLOOR	796	796		95.09	75,693	
WDK	WOOD DECK	0	356		13.36	4,755	
Ttl. Gross Liv/Lease Area:		1,960	4,132	2,480		235,826	

