

Property Location: 78 COOLEY AV
Vision ID: 3438

Account #3493

MAP ID: 4/ 72A/ A/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use: 101

Print Date: 12/07/2018 11:40

CURRENT OWNER

MCGRATH ANDREW A + LINDA M

PO BOX 410

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

226,000

Appraised Value

135,300

84,500

6,200

226,000

Assessed Value

135,300

84,500

6,200

226,000

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MCGRATH ANDREW A + LINDA M

SMITH MICHAEL E + LINDA L

SMITH MICHAEL E

PORCELLO ANDREW J + THERE

CELLA

BK-VOL/PAGE

09879/ 0461

08683/ 0479

07788/ 0532

06951/ 0027

05960/ 0318

SALE DATE

05/30/1997

12/21/1993

08/23/1991

08/31/1988

12/06/1985

q/u

U

U

U

U

U

v/i

1

1

1

1

1

SALE PRICE

125,500

1

142,500

151,000

90

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

Total:

Code

101

101

101

Assessed Value

126,800

84,500

6,200

217,500

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

124,600

82,400

6,200

213,200

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

123,500

80,000

6,200

209,700

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

APPROAISED 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

135,300

0

6,200

84,500

0

226,000

C

0

226,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201801249

04/11/2018

7

REMODEL

30,000

0

KITCHEN

201501780

05/29/2015

3

GARAGE

5,000

06/19/2015

100

06/19/2015

14X24 PRE-FAB ONE C

201402783

10/31/2014

9

ALTERATION

2,309

03/19/2015

100

03/19/2015

ENTRY DOOR NVC

201202097

05/03/2012

9

ALTERATION

11,500

0

ENTRY DOOR & 3 WIN

285

11/18/2009

25

WINDOWS

2,000

0

6 REPLACEMENT NVC

334

10/23/2007

25

WINDOWS

3,100

0

7 REPLACEMENT NVC

334A

10/21/2005

20

WOOD STOVE

300

0

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

16,040

SF

5.27

1.0000

5

1.0000

1.00

MA

1.00

1.00

5.27

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	18		SPLIT ENT	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	504		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	19		TEX 111	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:		135.90	
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost	178,030		
AC Type	03		FULL	AYB	1985		
Bedrooms	3			EYB	1994		
Full Baths	2			Dep Code	AG		
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %	24		
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor	1		
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond	76		
Bsmt Garage	2			Apprais Val	135,300		
Units	1			Dep % Ovr	0		
WS Flues	1			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
02	SHED/FR			L	96	7.48	1998	A		GD	70	500
03	GARAGE	OB	Outbuilding	L	288	28.18	2015	A		GD	70	5,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,041	1,041		135.90	141,473
LLV	LOWR LEVEL	0	1,008		33.98	34,247
WDK	WOOD DECK	0	120		19.25	2,310
Ttl. Gross Liv/Lease Area:		1,041	2,169	1,310		178,030

