Property Location: 12 ABBEY LN | MAP ID: 31/ 50/ 5/ / | Bldg Name: | State Use: 101

Vision ID: 6545 | Account # 6649 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/10/2018 16:07

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
COOPER BRUCE M		1 TYPCL		
COOPER MARIANNE				
12 ABBEY LN				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_381436_2843823	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	416,700	416,700
RES LAND	101	130,900	130,900
Total		547,600	547,600

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
COOPER BRUCE M	18135/ 301	12/30/2009	U	I	540,000	
ALBANO,MICHELE	17988/ 1	09/09/2009	U	I	100	H
ALBANO,MICHAEL J	14368/ 342	07/28/2004	U	V	125,000	
DAVIS JOHN + STEPHEN A,	9348/ 266	12/22/1995	U	V	1	G
DAVIS JOHN + STEPHEN A,	0/ 0		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	428,700	2017	101	415,600	2016	101	411,100
2018	101	130,900	2017	101	140,900	2016	101	136,500
	Total:	559,600		Total:	556,500		Total:	547,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	416,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	130,900
Special Land Value	0
Total Appraised Parcel Value	547,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**547,600**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NV

NOTES

SUB DIV#924

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
235	08/12/2004	2	DWELLING	233,800		0		OC 5/27/2005

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/15/2018			333	3	MEAS+INSPCTD
02/10/2010			317	16	FIELDREV CHG
06/17/2005			274	14	INSPECTED
01/03/2005			311	3	MEAS+INSPCTD

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	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RAA				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	RAA				0.13	AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00				1.00	7,000.00	900

Total Card Land Units: 1.05 AC | Parcel Total Land Area: 1.05 AC | Total Land Value: 130,900

Property Location: 12 ABBEY LN **MAP ID:** 31/ 50/ 5/ / **Bldg Name:** **State Use:** 101

Vision ID: 6545 **Account #** 6649 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/10/2018 16:07

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	B-		GOOD (-)
Stories	2.00		2 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	4		
Full Baths	3		
Half Baths	1		
Extra Fixtures	3		
Total Rooms	8		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

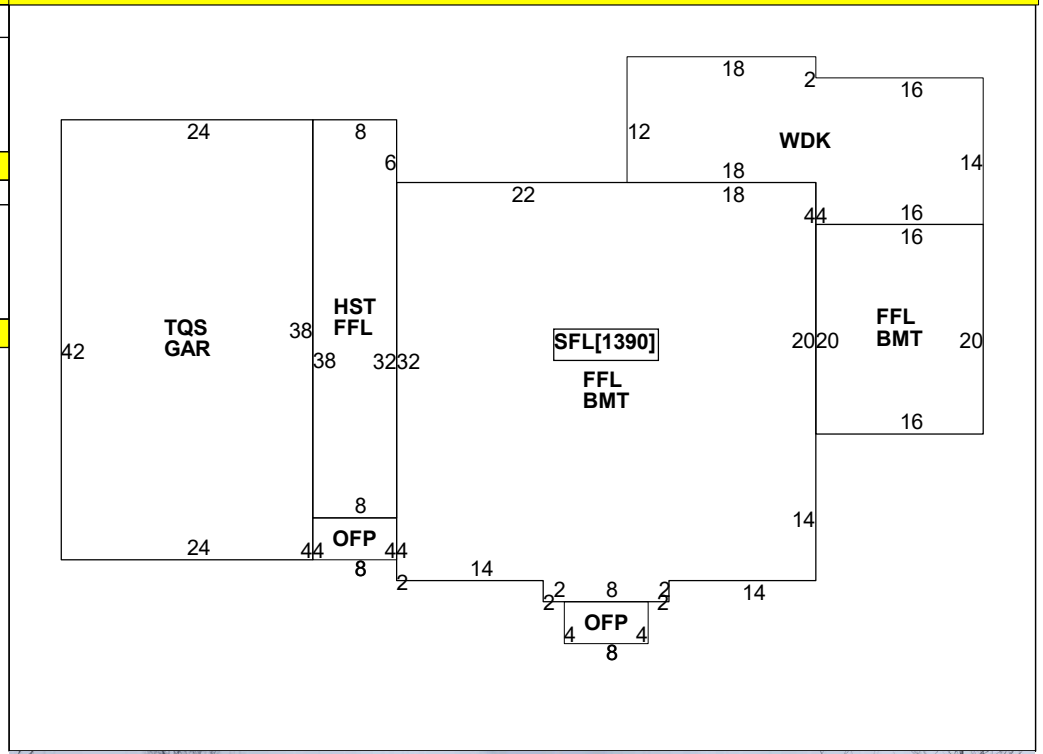
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft	1212		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	85.29
Replace Cost	452,889
AYB	2004
EYB	2010
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	8
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	92
Apprais Val	416,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,864		17.07	31,813
FFL	1ST FLOOR	2,168	2,168		85.29	184,908
GAR	GARAGE	0	1,008		34.10	34,372
HST	HALF STORY	152	304		42.64	12,964
OFP	OPEN PORCH	0	64		8.00	512
SFL	2ND FLOOR	1,390	1,390		85.29	118,553
TQS	3/4 STORY	756	1,008		63.97	64,479
WDK	WOOD DECK	0	440		12.02	5,288
	Ttl. Gross Liv/Lease Area:	4,466	8,246	5,310		452,889