

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
COOKE DAVID P + COOKE DEBORA COOKE ALAN J 40 TAYLOR ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	111700		111,700															
												RES LAND		101	84300		84,300															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500															
				SUPPLEMENTAL DATA																												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
GIS ID F_381740_2850853												Total		197,500		197,500																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
COOKE DAVID P + COOKE DEBORAH A + COOKE DAVID P HOGAN				21447		0551		11-16-2016		U		I		0		1A		Year		Code	Assessed		Year		Code	Assessed						
				07048		0501		12-16-1988		U		I		132,000				2019		101	108,600		2018		101	111,500		2017		101	109,200	
				05572		0343		02-24-1984		U		I		52,000						101	81,900				101	81,900				101	80,000	
																				101	1,500				101	1,000				101	1,000	
																Total		192000				Total		194400				Total		190200		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																				
Year	Code	Description			Amount		Code	Description			YEAR															Amount		Comm Int				
Total				0.00																												
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name			B			Tracing			Batch																					
0001								101			MA																					
NOTES																																
												APPRAISED VALUE SUMMARY																				
												Appraised BLDG. Value (Card)												111,700								
												Appraised Xf (B) Value (Bldg)												0								
												Appraised Ob (B) Value (Bldg)												1,500								
												Appraised Land Value (Bldg)												84,300								
												Special Land Value												0								
												Total Appraised Parcel Value												197,500								
												Valuation Method												C								
												Adjustment																				
												Net Total Appraised Parcel Value												197,500								
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				
164		06-27-2001		11		POOL		4,000										04-03-2018						333		2		MEASURED				
																		04-13-2004						319		13		MISSED APPT				
																		03-22-2004						250		22		MAILER SENT				
																		10-11-2003						274		2		MEASURED				
																		02-12-2002						274		15		PERMIT VISIT				
																		07-28-1992						131		13		MISSED APPT				
																		04-14-1992						131		1		LEFT NOTICE				
LAND LINE VALUATION SECTION																																
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric		Land Value						
1	101	ONE FAM		RC				8,590	SF	9.81	1.000	5	LAND	1.00	MA	1.00					0		1.000	9.81	84,300							
Total Card Land Units								0.197	AC	Parcel Total Land Area:				0.1972	Total Land Value										84,300							

Property Location 40 TAYLOR ST
 Vision ID 1738 Account # 1774

Map ID 26/ 125/ 34/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 1:12:35 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		94.77
Interior Floor 1	3	HARDWOOD	RCN		177,244
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1931
Heat Type	5	STEAM	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		111,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	364		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
07	POOL A-C	OB	Outbuildi	L	21	69.00	2001	70	0.00	GD	A	1.00	1,000
22	WOOD DK			L	96	9.20	2001	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	728		22.00	16,013	
EFB	ENCL PORCH	0	213		32.96	7,020	
FFL	1ST FLOOR	962	962		109.68	105,513	
GAR	GARAGE	0	200		43.87	8,774	
HST	HALF STORY	364	728		54.84	39,924	
Ttl Gross Liv / Lease Area		1,326	2,831	1,616		177,244	

