

Property Location 28 COOLEY AV		Map ID 4/ 61/ A/ /		Bldg Name		State Use 101	
Vision ID 3424		Account # 3479		Bldg # 1		Print Date 12/19/2019 10:23:23	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BROWN THOMAS J III 28 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_376354_2851683		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	137300	137,300		
						RES LAND	101	86800	86,800		
						RESIDNTL.	101	2100	2,100		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
						Total				226,200	226,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BROWN THOMAS J III		21469	0351	12-01-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BROWN THOMAS J III		07646	0362	02-27-1991	U	I	134,000		2019	101	133,600	2018	101	120,300	2017	101	119,300
NAGLIERI JAMES W + MARA		04798	0252	07-18-1979	U	I	0			101	84,300		101	84,300		101	82,300
										101	2,100		101	3,100		101	3,100
									Total		220000	Total		207700	Total		204700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 137,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 86,800 Special Land Value 0 Total Appraised Parcel Value 226,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 226,200									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES									

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	
201303146	12-12-2013	91	INSULATION	1,000		100	05-01-2014	ADDITION	03-22-2018			333	2	MEASURED	
106	05-05-2000	11	POOL	7,500					03-30-2004				319	3	MEAS+INSPCTD
359	01-01-1986	MN	Manual Note						01-15-2001				247	15	PERMIT VISIT
									08-28-1990				131	12	MEAS DENIED
									05-17-1980			500	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	RB				15,702 SF	5.53	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.53	86,800		
Total Card Land Units							0.360	AC	Parcel Total Land Area: 0.3605							Total Land Value							86,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	98.98	
Interior Floor 2	4	CARPET	RCN	185,518	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1974	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	26	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	137,300	
FBM Sqft	672		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
08	POOL A-O			L	30	69.00	2000	60	0.00	AV	A	1.00	1,200
02	SHED/FR			L	192	7.48	2000	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		23.74	22,789
FFL	1ST FLOOR	1,216	1,216		118.69	144,331
GAR	GARAGE	0	276		47.31	13,056
WDK	WOOD DECK	0	320		16.69	5,341
Ttl Gross Liv / Lease Area		1,216	2,772	1,563		185,518

