

Property Location

20 COOLEY AV

Map ID

4/ 62/ 11/ /

Bldg Name

State Use

101

Vision ID

3425

Account #

3480

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:23:34

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BOUCHARD JEFFREY 20 COOLEY AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	139800	139,800												
						RES LAND	101	86400	86,400												
						RESIDNTL.	101	5000	5,000												
		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#															
GIS ID F_376438_2851736						Total		231,200	231,200												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ALLAN RICHARD J		22710	472	06-14-2019	Q	I	265,000	00	Year	Code	Assessed	Year	Code	Assessed							
BOUCHARD JEFFREY		17202	0575	03-19-2008	U	I	242,500		2019	101	136,000	2018	101	123,100							
KATSOUNAKIS,MICHAEL		16542	0358	03-02-2007	U	I	107,000	1		101	83,800		101	81,900							
HENDERSON,OKEEMAH S		15393	0025	10-06-2005	U	I	120,000	1A		101	5,000		101	4,700							
WRIGHT BEATRICE C,		09828	0185	04-16-1997	U	I		1A													
									Total		224800	Total		211600							
												Total		206400							
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) 139,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,000 Appraised Land Value (Bldg) 86,400 Special Land Value 0 Total Appraised Parcel Value 231,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 231,200												
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							
201	07-09-2007	8	RENOVATION	40,000				OC 3/18/2008 (INTE REMODEL 2ND FLR	03-22-2018			333	4	INFO AT DOOR							
371	11-23-2005	7	REMODEL	50,000					11-21-2008				317	15	PERMIT VISIT						
									12-26-2007				317	15	PERMIT VISIT						
									12-07-2006				311	15	PERMIT VISIT						
									12-16-2005				311	15	PERMIT VISIT						
									03-30-2004			319	3	MEAS+INSPCTD							
									04-01-1992			107	22	MAILER SENT							
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				14,250 SF	6.06	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.06	86,400
Total Card Land Units							0.327	AC	Parcel Total Land Area:				0.3271	Total Land Value							86,400

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	1.75	1 3/4 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		99.46	
Interior Floor 1	4	CARPET	RCN		181,518	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1955	
Heat Type	1	FORCED H/A	Effective Year Built		1995	
AC Type	03	FULL	Depreciation Code		GV	
Bedrooms	3		Remodel Rating		04	
Full Baths	2		Year Remodeled		2007	
Half Baths	0		Depreciation %		23	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		77	
Extra Kitchens	0		RCNLD		139,800	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	240	28.18	1955	70	0.00	GD	A	1.00	4,700
22	WOOD DK			L	50	9.20	2010	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		23.57	18,105	
FFL	1ST FLOOR	768	768		117.56	90,289	
PAT	PATIO	0	200		5.88	1,176	
SFL	2ND FLOOR	32	32		117.56	3,762	
TQS	3/4 STORY	576	768		88.17	67,717	
WDK	WOOD DECK	0	25		18.81	470	
Ttl Gross Liv / Lease Area		1,376	2,561	1,544		181,518	

