

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MONTEMAGNI CASEY 62 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_375882_2851814										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	75300				75,300								
												RES LAND		101	86700				86,700								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3300				3,300								
				SUPPLEMENTAL DATA								Total		165,300		165,300											
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
CALABRESE GINA				22593	308	03-21-2019		Q	I		150,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
MONTEMAGNI CASEY				22298	0490	08-03-2018		U	I		111,000		1L		2019		101	72,400	2018	101	66,700	2017	101	67,100			
FITZPATRICK MARY LOUISE				08744	0135	02-14-1994		U	I		1		1A				101	84,100		101	84,100		101	82,200			
MASON				06605	0542	08-28-1987		U	I		1		1A				101	3,300		101	3,300		101	3,300			
FITZPATRICK JAMES F III				6607	0081	08-28-1987		U	I		94,700				Total		159800		Total		154100		Total		152600		
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 BLDG. Value (Card)								75,300			
																Appraised Xf (B) Value (Bldg)								0			
																Appraised Ob (B) Value (Bldg)								3,300			
																Appraised Land Value (Bldg)								86,700			
																Special Land Value								0			
																Total Appraised Parcel Value								165,300			
																Valuation Method								C			
																Adjustment											
																Net Total Appraised Parcel Value								165,300			
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			
201502985		12-01-2015		12	REROOF		8,100		04-22-2016		100		04-22-2016		PORCH		04-22-2016					317	15	PERMIT VISIT			
154		07-14-1999		11	POOL		6,700										03-30-2004					318	3	MEAS+INSPCTD			
286		09-01-1988		MN	Manual Note		2,500										11-02-1999					247	15	PERMIT VISIT			
																	07-10-1992					131	14	INSPECTED			
																	04-01-1992					107	22	MAILER SENT			
																	08-29-1990					131	2	MEASURED			
															12-03-1988					150	15	PERMIT VISIT					
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				15,187	SF	5.71		1.000	5	LAND	1.00	MA	1.00				0			1.000	5.71	86,700	
Total Card Land Units								0.349	AC	Parcel Total Land Area:				0.3486				Total Land Value								86,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	90.19	
Interior Floor 2			RCN	132,033	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1910	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	75,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	54	7.48	1985	60	0.00	AV	A	1.00	200
07	POOLA-C	OB	Outbuildi	L	27	69.00	1999	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	361	9.20	2000	60	0.00	AV	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	363		20.96	7,607	
FFL	1ST FLOOR	768	768		104.21	80,033	
HST	HALF STORY	363	726		52.10	37,828	
OPF	OPEN PORCH	0	160		10.42	1,667	
WDK	WOOD DECK	0	337		14.53	4,898	
Ttl Gross Liv / Lease Area		1,131	2,354	1,267		132,033	

