

Property Location

72 COOLEY AV

Map ID

4/ 79/ B/ /

Bldg Name

State Use

101

Vision ID

3449

Account #

3504

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:27:39

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
LARABEE DEAN R LARABEE MARYGRACE A 72 COOLEY AVE EAST LONGMEADOW MA 01028 GIS ID F_375788_2851857		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	212100	212,100				
						RES LAND	101	87000	87,000				
						RESIDNTL.	101	2600	2,600				
		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				301,700	301,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LARABEE DEAN R COHEN PHYLLIS, COCHRAN WENDY E COCHRAN WENDY E +, WELCH JAMES J + BARBARA S MCGOWAN		15069	0276	06-03-2005	U	I	285,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12559	0553	08-02-2002	U	I	1		2019	101	206,600	2018	101	92,300	2017	101	161,800
		07829	0348	10-11-1991	U	I	156,000		101	84,500	101	84,500	101	82,400			
		06975	0273	09-26-1988	U	I	1		1F	2,600	101	2,600	101	2,600			
		06975	0272	09-26-1988	U	I	1	1F	Total		293700	Total		179400	Total		246800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 212,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 87,000 Special Land Value 0 Total Appraised Parcel Value 301,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 301,700									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
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	
201701730	06-09-2017	42	REPAIRS	35,000	09-14-2017	100	09-14-2017	FIRE DAMAGE IN KI 15` X 30` ABOVE G DWELLING	09-14-2017			400	14	INSPECTED	
152	05-08-2008	11	POOL	6,000		100			06-13-2017				400	14	INSPECTED
130	01-01-1985	MN	Manual Note						06-08-2017				317	15	PERMIT VISIT
									11-21-2008				317	15	PERMIT VISIT
									05-03-2004				319	14	INSPECTED
									04-06-2004			250	22	MAILER SENT	
									03-30-2004			319	2	MEASURED	

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				16,000	SF	5.44	1.000	5	LAND	1.00	MA	1.00		0		1.000	5.44	87,000		
Total Card Land Units							0.367	AC	Parcel Total Land Area: 0.3673							Total Land Value							87,000

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	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	87.36	
Interior Floor 2	3	HARDWOOD	RCN	238,365	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1985	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	04	
Half Baths	1		Year Remodeled	2017	
Extra Fixtures	1		Depreciation %	11	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	89	
Extra Kitchen St			RCNLD	212,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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	2008	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	192	9.20	2008	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,036		21.16	21,920	
FFL	1ST FLOOR	1,132	1,132		105.89	119,871	
GAR	GARAGE	0	264		42.52	11,225	
OFP	OPEN PORCH	0	24		8.82	212	
TQS	3/4 STORY	777	1,036		79.42	82,279	
WDK	WOOD DECK	0	192		14.89	2,859	
Ttl Gross Liv / Lease Area		1,909	3,684	2,251		238,365	

