

Property Location

73 COOLEY AV

Map ID

4A/ 1/ A/ /

Bldg Name

State Use

101

Vision ID

4002

Account #

4068

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:07:33

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
SHORE EDWARD W + KATHERINE R 73 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_375773_2852222		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		160200		160,200																									
										RES LAND		101		86100		86,100																									
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400																									
SUPPLEMENTAL DATA										Total								246,700		246,700																					
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10		Assoc Pid#																					
Mailed																																									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
SHORE EDWARD W + KATHERINE R SHORE KATHERINE R FOUNTAIN ROYAL W FOUNTAIN ROYAL W WALLACE BENJAMIN C		20620		0297		03-10-2015		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed															
		08493		0210		07-16-1993		U		I		122,000				2019		101		156,100		2018		101		145,900															
		08493		0208		07-16-1993		U		I		1		1F				101		83,700		2017		101		81,700															
		07410		0497		03-16-1990		U		V		45,000						101		400				101		400															
07051		0371		12-19-1988		U		I		1		1B																													
Total										240200		Total		230000		Total		226400																							
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																																									
SUB DIV #518 + 546 PARCEL A REAR WET																																									
BUILDING PERMIT RECORD																																									
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments																									
201500677		04-02-2015		91		INSULATION		2,000				0				SFR																									
45		03-01-1990		MN		Manual Note		90,000																																	
VISIT / CHANGE HISTORY																																									
Date		Type		Is		Id		Cd		Purpose/Result																															
11-03-2016						317		16		FIELDREV CHG																															
12-13-2013						317		2		MEASURED																															
04-06-2004						250		22		MAILER SENT																															
04-02-2004						311		2		MEASURED																															
01-08-1991						107		15		PERMIT VISIT																															
08-03-1990						131		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		RC								40,000		SF		2.39		1.000		5		LAND		0.90		MA		1.00		TOP2		0		1.000		2.15		86,000	
1		101		ONE FAM		RC								0.010		AC		7,000.00		1.000		0				1.00		MA		1.00		0		1.000		7,000.00		100			
Total Card Land Units														0.928		AC		Parcel Total Land Area:				0.9283				Total Land Value										86,100					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
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		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		100.15	
Interior Floor 1	4	CARPET	RCN		202,747	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1990	
Heat Type	3	FORCED H/W	Effective Year Built		1997	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		21	
Extra Fixtures	1		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		79	
Extra Kitchens	0		RCNLD		160,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	672		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
02	SHED/FR			L	96	7.48	2005	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,296	1,296		123.10	159,539	
LLV	LOWR LEVEL	0	1,296		30.78	39,885	
OFP	OPEN PORCH	0	96		12.82	1,231	
WDK	WOOD DECK	0	120		17.44	2,093	
Ttl Gross Liv / Lease Area		1,296	2,808	1,647		202,747	

