Property Location 77 COOLEY AV | Map ID 4A/ 2/ 1/ / | Bldg Name | State Use 101
Vision ID 4014 | Account # 4080 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 12:09:15

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MASKOWSKI DAVID H				
MASKOWSKI ANNE M	TOPO WET	EASEMENT	TRAFFIC	CORNER
77 COOLEY AVE				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375697_2852075

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	134000	134,000
RES LAND	101	85200	85,200
RESIDNTL.	101	400	400
	Total	219,600	219,600

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MASKOWSKI DAVID H	10376	0200	07-22-1998	U	I	138,600	
LIBOWITZ SCOTT A + WENDY A,	08179	0072	09-24-1992	U	I	133,750	
PELLETIER JAMES E +	6207	0217	08-28-1986	U	I	109,900	
GAMACHE JAM	04499	0169	10-14-1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	130,400	2018	101	128,800	2017	101	126,400
	101	82,700		101	82,700		101	80,700
	101	400						
	Total	213500		Total	211500		Total	207100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES

SUMP IN BMT

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	134,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	400
Appraised Land Value (Bldg)	85,200
Special Land Value	0
Total Appraised Parcel Value	219,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	219,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
49	03-26-2001	4	ADDITION	10,000				BTHRM DORMER

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-22-2018			333	2	MEASURED
05-25-2006			311	14	INSPECTED
04-06-2004			250	22	MAILER SENT
04-03-2004			311	2	MEASURED
12-18-2001			105	15	PERMIT VISIT
06-16-1980			500	3	MEAS+INSPCTD

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				11,024	SF	7.73	1.000	5	LAND	1.00	MA	1.00			0			1.000	7.73	85,200
						Total Card Land Units	0.253	AC	Parcel Total Land Area:	0.2531												Total Land Value	85,200

Property Location	77 COOLEY AV	Map ID	4A/ 2/ 1/ /	Bldg Name		State Use	101
Vision ID	4014	Account #	4080	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	12/19/2019 12:09:16

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	2	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	666	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

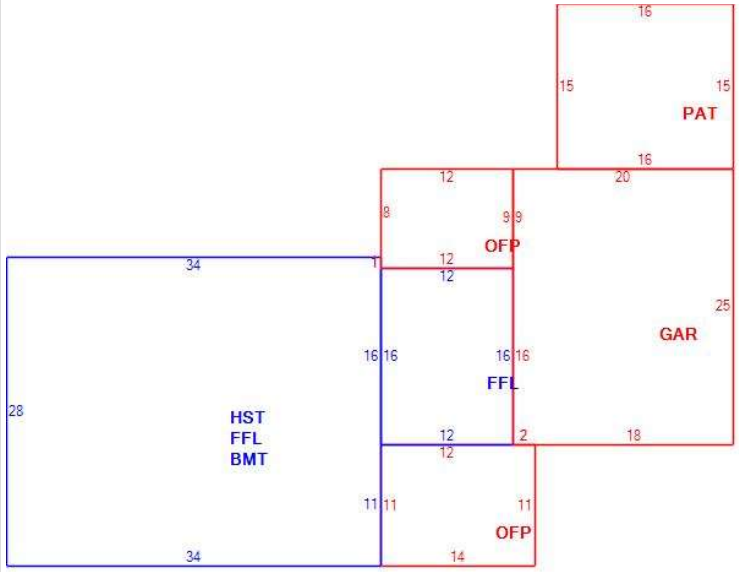
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	87.33
RCN	212,676
Net Other Adj	
Year Built	1952
Effective Year Built	1981
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	134,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	96	7.48	2010	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	952		20.73	19,731
FFL	1ST FLOOR	1,144	1,144		103.85	118,799
GAR	GARAGE	0	500		41.54	20,769
HST	HALF STORY	476	952		51.92	49,431
OFP	OPEN PORCH	0	262		10.31	2,700
PAT	PATIO	0	240		5.19	1,246
	Ttl Gross Liv / Lease Area	1,620	4,050	2,048		212,676