

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
COUGHLIN SEAN F + PAULINE R 71 SOUTH BROOK RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	314300		314,300												
												RES LAND		101	134800		134,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600												
				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_387140_2840343												Total		449,700		449,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
COUGHLIN SEAN F + PAULINE R JOSEPH GEORGE N JOSEPH RICHARD A +, SOUTH MEADOWS INC BARIBEAU ROLAND J +				21057		0569		02-09-2016		Q		I		412,000		00		Year		Code	Assessed		Year	Code	Assessed				
				10422		0508		08-27-1998		U		I		309,550				2019		101	305,500		2018	101	311,300				
				08059		0524		05-28-1992		U		V		60,000						101	130,800			101	130,800				
				06343		0440		12-30-1986		U		I		1		1B				101	600			101	600				
				0000		0000				U		0						Total		436900		Total		442700		Total		443200	
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		NV																					
NOTES																													
SUB DIV #588,589 SFL FINISHED 1997 HST UNF												Appraised BLDG. Value (Card)								314,300									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								600									
												Appraised Land Value (Bldg)								134,800									
												Special Land Value								0									
												Total Appraised Parcel Value								449,700									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								449,700									
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	
126		05-01-1992		MN		Manual Note		160,000								DWELLING		01-26-2017						317		16		FIELDREV CHG	
																		01-27-2012						317		16		FIELDREV CHG	
																		10-09-2008						317		2		MEASURED	
																		03-22-2002						250		22		MAILER SENT	
																		11-20-2001						247		2		MEASURED	
																		01-19-1998						200		15		PERMIT VISIT	
																		03-20-1993						131		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		RAA				40,000		SF		2.39	1.400	9	LAND	1.00	NV	1.00			0			1.000	3.35		134,000		
1	101	ONE FAM		RAA				0.110		AC		7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000.00		800		
Total Card Land Units								1.028		AC		Parcel Total Land Area: 1.0283				Total Land Value								134,800					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.5		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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	68.65	
Interior Floor 1	3	HARDWOOD	RCN	369,822	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1992	
Heat Type	1	FORCED H/A	Effective Year Built	2003	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	15	
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	85	
Extra Kitchens	0		RCNLD	314,300	
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	1	YES	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	144	7.48	2005	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,568		18.01	28,247
CFL	CATHEDRAL CE	320	320		92.77	29,687
EFP	ENCL PORCH	0	256		27.06	6,927
FFL	1ST FLOOR	1,256	1,256		89.96	112,989
GAR	GARAGE	0	936		35.95	33,645
OFP	OPEN PORCH	0	24		7.50	180
SFL	2ND FLOOR	1,156	1,156		89.96	103,993
UAT	UNFIN ATTC	0	1,232		17.96	22,130
UHS	UNFIN HALF STORY	0	936		27.01	25,279
WDK	WOOD DECK	0	537		12.56	6,747
Ttl Gross Liv / Lease Area		2,732	8,221	4,111		369,822

