

Account # 5440

Map ID 75/ 31/ 34/ /

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/19/2019 5:40:13 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
COHEN MICHAEL P COHEN JODI 87 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_392474_2849602												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	384900		384,900									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	135100		135,100									
				SUPPLEMENTAL DATA												Total		520,000		520,000						
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)										
COHEN MICHAEL P RAINEY DAVID L ROEDER JON A + DELORES J P W B + T INC PECK ARNOLD				20410 0194		08-29-2014		Q		I		479,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				08822 0216		05-05-1994		U		I		388,000				2019	101	374,500	2018	101	385,400	2017	101	366,000		
				08046 0010		05-13-1992		U		V		80,000					101	131,100		101	131,100		101	141,100		
				07595 0064		11-28-1990		U		I		1		1L												
				06792 0223		03-31-1988		U		I		2,890,000		1												
														Total	505600		Total		516500		Total		507100			
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 384,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 135,100 Special Land Value 0 Total Appraised Parcel Value 520,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 520,000								
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								101			NV															
NOTES																		SUB DIV # 575 1990 INCLS OTHER LOTS TRUSSES ABOVE GARAGE CAN NOT FINISH								
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			
201502449		08-20-2015		91	INSULATION		1,974				0				INGROUND POOL		09-12-2014				317	3	MEAS+INSPCTD			
226		07-16-2010		5	DEMOLITION		2,500						03-23-2012						317	15	PERMIT VISIT					
248		08-06-2008		21	SIDING		15,610								POOL I DWELLING		01-21-2011				317	15	PERMIT VISIT			
124		06-17-1997		MN	Manual Note		18,000						01-30-2009						317	15	PERMIT VISIT					
109		05-01-1992		MN	Manual Note		200,000						04-03-2007						250	22	MAILER SENT					
													08-03-2006						311	14	INSPECTED					
																	06-29-2006				311	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		RA				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		RA				0.150	AC	7,000.00	1.000	0			1.00	NV	1.00				0		1.000	7,000.00	1,100	
Total Card Land Units								1.068	AC	Parcel Total Land Area: 1.0683								Total Land Value								135,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	66.65	
Interior Floor 2	3	HARDWOOD	RCN	422,929	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1992	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	4		Depreciation Code	VG	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	9	
Total Rooms	8		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	91	
Extra Kitchen St			RCNLD	384,900	
FBM Sqft	884		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,245		19.37	43,494	
CFL	CATHEDRAL CE	120	120		100.10	12,012	
FFL	1ST FLOOR	2,381	2,381		96.87	230,645	
GAR	GARAGE	0	616		38.68	23,830	
HST	HALF STORY	449	897		48.49	43,494	
OPF	OPEN PORCH	0	60		9.69	581	
TQS	3/4 STORY	672	896		72.65	65,096	
WDK	WOOD DECK	0	280		13.49	3,778	
Ttl Gross Liv / Lease Area		3,622	7,495	4,366		422,929	

