

Property Location

9 COSGROVE ST

Map ID

12A/ 73/ 6/ /

Bldg Name

State Use

101

Vision ID

139

Account #

142

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 9:01:30 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
BOURASSA MARK N BOURASSA DEANNA J 9 COSGROVE ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed								
										RESIDNTL.	101	86500	86,500								
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	83000	83,000								
										RESIDNTL.	101	4000	4,000								
		SUPPLEMENTAL DATA								Total				173,500	173,500						
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_379137_2854409																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BOURASSA MARK N DAVIS KATHRYN A +, BAKER LINDA LEE BAKER		10295 0243		05-22-1998		U		I		94,000				Year	Code	Assessed	Year	Code	Assessed		
		09161 0235		06-21-1995		U		I		94,000				2020	101	82,100	2019	101	80,300		
		6417 0252		03-16-1987		U		I		50,000					101	83,000		101	80,600		
		03656 0155		12-31-1971		U		I		0					101	4,000		101	4,000		
												Total		169100	Total	164900	Total	158700			
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							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				86,500							
0001						101		MA		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				4,000							
										Appraised Land Value (Bldg)				83,000							
										Special Land Value				0							
										Total Appraised Parcel Value				173,500							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				173,500							
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							
57	04-20-1999	11	POOL	2,000					10-03-2016			317	2	MEASURED							
									05-15-2004			317	14	INSPECTED							
									04-15-2004			250	22	MAILER SENT							
									03-23-2004			316	2	MEASURED							
									11-03-1999			247	15	PERMIT VISIT							
									07-13-1992			190	14	INSPECTED							
									04-01-1992			107	22	MAILER SENT							
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				5,000 SF	16.6	1.000	5	LAND	1.00	MA	1.00			0		1.000	16.6	83,000
Total Card Land Units							0.115	AC	Parcel Total Land Area:				0.1148	Total Land Value							83,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	96.44	
Interior Floor 2	3	HARDWOOD	RCN	137,261	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	86,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	180	28.18	1940	60	0.00	AV	A	1.00	3,000
07	POOLA-C	OB	Outbuildi	L	18	69.00	1999	60	0.00	AV	A	1.00	700
22	WOOD DK			L	54	9.20	1999	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	794		22.04	17,502	
EFP	ENCL PORCH	0	126		33.20	4,183	
FFL	1ST FLOOR	794	794		110.07	87,398	
UHS	UNFIN HALF STORY	0	770		33.02	25,427	
WDK	WOOD DECK	0	180		15.29	2,752	
Ttl Gross Liv / Lease Area		794	2,664	1,247		137,261	

