

State Use 101
Print Date 11-03-2020 5:02:12 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
BROWN THOMAS J III 28 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_376354_2851683												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	142600		142,600										
												RES LAND		101	86800		86,800										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2100		2,100										
				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#						Total		231,500		231,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
BROWN THOMAS J III BROWN THOMAS J III NAGLIERI JAMES W + MARA				21469	0351	12-01-2016	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				07646	0362	02-27-1991	U	I	134,000		2020	101	137,300	2019	101	133,600	2018	101	120,300								
				04798	0252	07-18-1979	U	I	0		101	86,800	101	84,300	101	84,300											
										101	2,100	101	2,100														
				Total		226200		Total		220000		Total		207700													
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) 142,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 86,800 Special Land Value 0 Total Appraised Parcel Value 231,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 231,500					
Nbhd		Nbhd Name			B		Tracing		Batch																		
0001							101		MA																		
NOTES																											
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			
201303146		12-12-2013		91	INSULATION		1,000				100		05-01-2014		ADDITION		03-22-2018						333	2	MEASURED		
106		05-05-2000		11	POOL		7,500										03-30-2004						319	3	MEAS+INSPCTD		
359		01-01-1986		MN	Manual Note												01-15-2001						247	15	PERMIT VISIT		
																	08-28-1990						131	12	MEAS DENIED		
															05-17-1980		500	1	LEFT NOTICE								
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		RB				15,702	SF	5.53	1.000	5	LAND	1.00	MA	1.00				0		1.000	5.53	86,800			
Total Card Land Units								0.360	AC	Parcel Total Land Area: 0.3605								Total Land Value								86,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH			100
Interior Wall 1	1	DRYWALL			0
Interior Wall 2					0
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate	105.30	
Heat Fuel	3	ELECTRIC	RCN	195,396	
Heat Type	6	ELECTRC BB	Net Other Adj		
AC Type	03	FULL	Year Built	1974	
Bedrooms	3		Effective Year Built	1991	
Full Baths	1		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %	27	
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style	A	AVERAGE	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	73	
FBM Sqft	672		RCNLD	142,600	
FBM Quality	1		Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	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
08	POOL A-O			L	30	69.00	2000	60	0.00	AV	A	1.00	1,200
02	SHED/FR			L	192	7.48	2000	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		25.00	24,003
FFL	1ST FLOOR	1,216	1,216		125.01	152,016
GAR	GARAGE	0	276		49.82	13,751
WDK	WOOD DECK	0	320		17.58	5,626
Ttl Gross Liv / Lease Area		1,216	2,772	1,563		195,396

