

State Use 101
Print Date 11-03-2020 5:06:22 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
LARABEE DEAN R LARABEE MARYGRACE A 72 COOLEY AVE EAST LONGMEADOW MA 01028 GIS ID F_375788_2851857												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		220800		220,800																	
												RES LAND		101		87000		87,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		2600		2,600																	
				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#						Total		310,400		310,400																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
LARABEE DEAN R COHEN PHYLLIS,COCHRAN WENDY E COCHRAN WENDY E +, WELCH JAMES J + BARBARA S MCGOWAN				15069 0276		06-03-2005		U		I		285,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				12559 0553		08-02-2002		U		I		1				2020		101		212,100		2019		101		206,600		2018		101		92,300			
				07829 0348		10-11-1991		U		I		156,000				101		87,000		101		84,500		101		84,500		101		2,600					
				06975 0273		09-26-1988		U		I		1		1F		101		2,600		101		2,600		101		2,600		101		2,600					
				06975 0272		09-26-1988		U		I		1		1F																					
				Total												301700		Total		293700		Total		179400											
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description				Amount		Code		Description				YEAR		Amount		Comm Int															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
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		92.94
Interior Floor 1	4	CARPET	RCN		250,926
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1985
Heat Type	1	FORCED H/A	Effective Year Built		2006
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	3		Remodel Rating		04
Full Baths	2		Year Remodeled		2017
Half Baths	1		Depreciation %		12
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		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		88
Extra Kitchens	0		RCNLD		220,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
08	POOL A-O			L	30	69.00	2008	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	192	9.20	2008	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,036		22.27	23,075	
FFL	1ST FLOOR	1,132	1,132		111.47	126,188	
GAR	GARAGE	0	264		44.76	11,816	
OFP	OPEN PORCH	0	24		9.29	223	
TQS	3/4 STORY	777	1,036		83.60	86,615	
WDK	WOOD DECK	0	192		15.68	3,010	
Ttl Gross Liv / Lease Area		1,909	3,684	2,251		250,926	

