

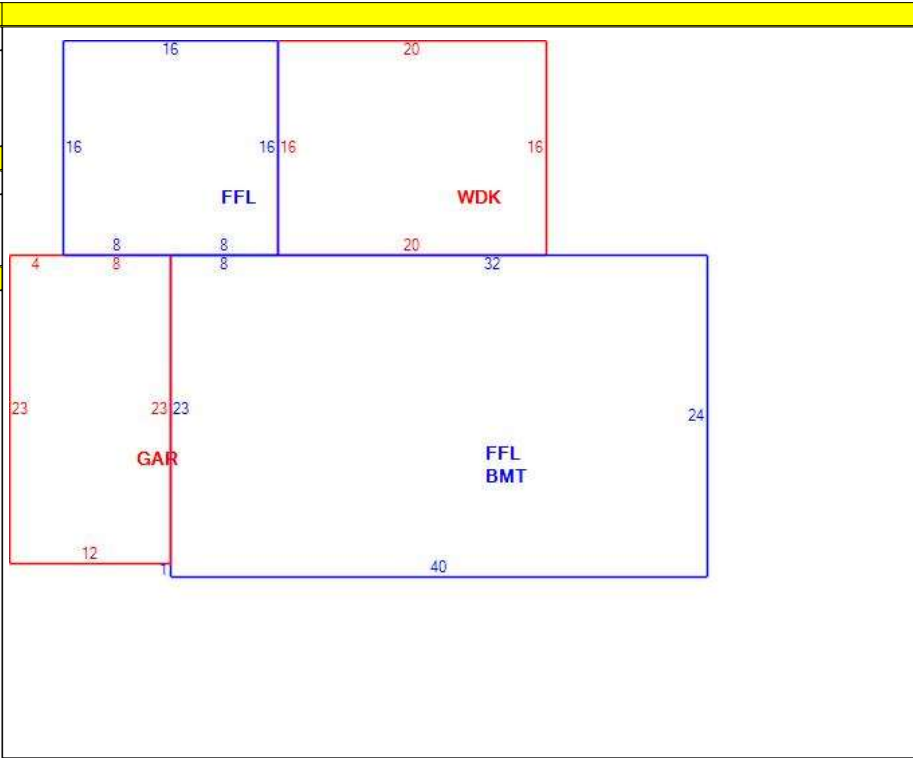
State Use 101
Print Date 11/3/2021 8:41:14 PM

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		RESIDENTL.		101		148600		148,600																											
												RES LAND		101		93900		93,900																											
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		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		244,600		244,600																											
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				2021		101		142,600		2020		101		137,300		2019		101		133,600											
				04798		0252		07-18-1979		U		I		0						101		86,800				101		86,800		101		84,300													
																				101		2,100				101		2,100		101		2,100													
																Total		231,500		Total		226,200		Total		220,000																			
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) 148,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 93,900 Special Land Value 0 Total Appraised Parcel Value 244,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 244,600																													
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	5.98	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.98	93,900																					
Total Card Land Units								0.36	AC	Parcel Total Land Area: 0.36								Total Land Value								93,900																			

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	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	110.56	
Interior Floor 2			RCN	203,617	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1974	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	27	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	73	
Extra Kitchen St			RCNLD	148,600	
FBM Sqft	672		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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
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		26.05	25,012
FFL	1ST FLOOR	1,216	1,216		130.27	158,412
GAR	GARAGE	0	276		51.92	14,330
WDK	WOOD DECK	0	320		18.32	5,862
Ttl Gross Liv / Lease Area		1,216	2,772	1,563		203,617



28 COOLEY AVE