

State Use 101
Print Date 11/3/2021 8:43:17 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCGRATH ANDREW A + LINDA M 78 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_375709_2851907												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	157500		157,500												
												RES LAND		101	94000		94,000												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6500		6,500												
				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										258,000		258,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
MCGRATH ANDREW A + LINDA M SMITH MICHAEL E + LINDA L SMITH MICHAEL E PORCELLO ANDREW J + THERE CELLA				09879	0461	05-30-1997	U	I	125,500	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
												2021	101	151,600	2020	101	148,200	2019	101	135,300									
													101	87,100		101	87,100		101	84,500									
													101	6,500		101	6,500		101	6,200									
Total												245,200		Total		241,800		Total		226,000									
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																													
Nbhd		Nbhd Name		B		Tracing		Batch		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 157,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,500 Appraised Land Value (Bldg) 94,000 Special Land Value 0 Total Appraised Parcel Value 258,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 258,000																			
0001						101		MA																					
NOTES																													
BC CONFIRMS BP202102706 COM 10/25/21																													
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													
202102706	09-01-2021	21	SIDING		50,000		0		REPLC DECK & SID		06-10-2019			400	14	INSPECTED													
202102109	06-15-2021	12	REROOF		9,000		0				05-29-2019			333	15	PERMIT VISIT													
201801249	04-11-2018	7	REMODEL		30,000	06-10-2019	100	06-10-2019	KITCHEN		06-19-2015			317	15	PERMIT VISIT													
201501780	05-29-2015	3	GARAGE		5,000	06-19-2015	100	06-19-2015	14X24 PRE-FAB ON		06-05-2015			317	15	PERMIT VISIT													
201402783	10-31-2014	9	ALTERATION		2,309	03-19-2015	100	03-19-2015	ENTRY DOOR NVC		03-19-2015			317	15	PERMIT VISIT													
201202097	05-03-2012	9	ALTERATION		11,500				ENTRY DOOR & 3		07-11-2012			317	15	PERMIT VISIT													
285	11-18-2009	25	WINDOWS		2,000				6 REPLACEMENT N		01-14-2010			316	15	PERMIT VISIT													
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				16,040 SF	5.86	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.86	94,000								
Total Card Land Units							0.37 AC	Parcel Total Land Area: 0.37							Total Land Value							94,000							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	2	CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	19	TEX 111	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		122.16	
Interior Floor 1	4	CARPET	RCN		199,312	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1985	
Heat Type	1	FORCED H/A	Effective Year Built		1997	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating		02	
Full Baths	2		Year Remodeled		2018	
Half Baths	0		Depreciation %		21	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		79	
Extra Kitchens	0		RCNLD		157,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	400		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	1		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
02	SHED/FR			L	96	7.48	1998	70	0.00	GD	A	1.00	500
03	GARAGE	OB	Outbuildi	L	288	28.18	2015	70	0.00	GD	A	1.00	5,700
19	PATIO			L	96	5.75	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,041	1,041		152.15	158,385	
LLV	LOWR LEVEL	0	1,008		38.04	38,341	
WDK	WOOD DECK	0	120		21.55	2,586	
Ttl Gross Liv / Lease Area		1,041	2,169	1,310		199,312	

