

State Use 101
Print Date 11/3/2021 8:45:03 PM

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		230000		230,000															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		93900		93,900															
												RESIDENTL.		101		2600		2,600															
				SUPPLEMENTAL DATA																													
Alt Prcl ID						Received																											
SP Permit						NIA																											
Chapter Land						Field 8																											
OC Dates						Field 9																											
In+Ex FY						Field 10																											
Mailed						Assoc Pid#						Total		326,500		326,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
LARABEE DEAN R COHEN PHYLLIS,COCHRAM WENDY E COCHRAM WENDY E +, WELCH JAMES J + BARBARA S MCGOWAN				15069 0276		06-03-2005		U		I		285,000		1 1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				12559 0553		08-02-2002		U		I		1		2021		101		220,800		2020		101		212,100		2019		101		206,600			
				07829 0348		10-11-1991		U		I		156,000		101		87,000		101		87,000		101		84,500									
				06975 0273		09-26-1988		U		I		1 1F		101		2,600		101		2,600		101		2,600									
				06975 0272		09-26-1988		U		I		1 1F		Total		310,400		Total		301,700		Total		293,700									
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																	
																		APPRaised VALUE SUMMARY															
																		Appraised BLDG. Value (Card)										230,000					
																		Appraised Xf (B) Value (Bldg)										0					
																		Appraised Ob (B) Value (Bldg)										2,600					
																		Appraised Land Value (Bldg)										93,900					
																		Special Land Value										0					
																		Total Appraised Parcel Value										326,500					
																		Valuation Method										C					
																		Adjustment															
																		Net Total Appraised Parcel Value										326,500					
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					
201701730		06-09-2017		42		REPAIRS		35,000		09-14-2017		100		09-14-2017		FIRE DAMAGE IN KI		09-14-2017						400		14		INSPECTED					
152		05-08-2008		11		POOL		6,000				100				15' X 30' ABOVE G		06-13-2017						400		14		INSPECTED					
130		01-01-1985		MN		Manual Note										DWELLING		06-08-2017						317		15		PERMIT VISIT					
																		11-21-2008						317		15		PERMIT VISIT					
																		05-03-2004						319		14		INSPECTED					
																		04-06-2004						250		22		MAILER SENT					
																		03-30-2004						319		2		MEASURED					
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				16,000	SF	5.87	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.87	93,900								
Total Card Land Units								0.37	AC	Parcel Total Land Area: 0.37								Total Land Value								93,900							

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	
Roof Structure	1	GABLE		100	
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	97.58	
Interior Floor 2	3	HARDWOOD	RCN	261,371	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1985	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	04	
Half Baths	1		Year Remodeled	2017	
Extra Fixtures	1		Depreciation %	12	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	88	
Extra Kitchen St			RCNLD	230,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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	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		23.20	24,035	
FFL	1ST FLOOR	1,132	1,132		116.11	131,440	
GAR	GARAGE	0	264		46.62	12,308	
OPF	OPEN PORCH	0	24		9.68	232	
TQS	3/4 STORY	777	1,036		87.08	90,220	
WDK	WOOD DECK	0	192		16.33	3,135	
Ttl Gross Liv / Lease Area		1,909	3,684	2,251		261,371	

