

State Use 101
Print Date 11/3/2021 10:10:21 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
SHORE EDWARD W + KATHERINE R 73 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_375773_2852222												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		170500		170,500															
												RES LAND		101		92900		92,900															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400															
				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		263,800		263,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
SHORE EDWARD W + KATHERINE R SHORE KATHERINE R FOUNTAIN ROYAL W FOUNTAIN ROYAL W WALLACE BENJAMIN C				20620		0297		03-10-2015		U I		100		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08493		0210		07-16-1993		U I		122,000				2021		101		164,000		2020		101		160,200		2019		101		156,100	
				08493		0208		07-16-1993		U I		1		1F		101		86,100		86,100		101		86,100		101		83,700					
				07410		0497		03-16-1990		U V		45,000				101		400		400		101		400		101		400					
				07051		0371		12-19-1988		U I		1		1B																			
				Total		0.00										Total		250,500		Total		246,700		Total		240,200							
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) 170,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 92,900 Special Land Value 0 Total Appraised Parcel Value 263,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 263,800															
Nbhd				Nbhd Name				B				Tracing				Batch																	
0001												101				MA																	
NOTES																		SUB DIV #518 + 546 PARCEL A REAR WET															
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					
201500677		04-02-2015		91		INSULATION		2,000				0				SFR		11-03-2016						317		16		FIELDREV CHG					
45		03-01-1990		MN		Manual Note		90,000										12-13-2013						317		2		MEASURED					
																		04-06-2004						250		2		MAILER SENT					
																		04-02-2004						311		2		MEASURED					
																		01-08-1991						107		15		PERMIT VISIT					
																		08-03-1990						131		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		RC				40,000	SF	2.58	1.000	5	LAND	0.90	MA	1.00	TOP2		0			1.000	2.32	92,800									
1	101	ONE FAM		RC				0.010	AC	7,000	1.000	0		1.00	MA	1.00			0			1.000	7,000	100									
Total Card Land Units								0.93	AC	Parcel Total Land Area: 0.93								Total Land Value								92,900							

Property Location 73 COOLEY AV
 Vision ID 4002 Account # 4068

Map ID 4A/ 1/ A/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	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		111.51
Interior Floor 1	4	CARPET	RCN		221,457
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1990
Heat Type	3	FORCED H/W	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		23
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		77
Extra Kitchens	0		RCNLD		170,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	672		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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
02	SHED/FR			L	96	7.48	2005	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,296	1,296		134.46	174,261	
LLV	LOWR LEVEL	0	1,296		33.62	43,565	
OFP	OPEN PORCH	0	96		14.01	1,345	
WDK	WOOD DECK	0	120		19.05	2,286	
Ttl Gross Liv / Lease Area		1,296	2,808	1,647		221,457	

