

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
COOPER JOHN F III COOPER CHRISTINA 142 MEADOWBROOK RD EAST LONGMEADOW MA 01028 GIS ID F_393521_2843188												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	211400		211,400																	
												RES LAND		101	116100		116,100																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2300		2,300																	
				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										329,800		329,800																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
COOPER JOHN F III LABRANCH,PETER O OUELLETTE PAUL R, OUELLETTE PAUL R + CYNTHI				32764		LC		04-28-2006		U		I		345,000		1A		Year		Code		Assessed		Year		Code		Assessed						
				LC02		0000		09-01-1999		U		I		199,000				2021		101		202,500		2020		101		194,400						
				LC02-		0000		03-04-1996		U		I		1				101		108,100		101		108,100		2019		101		105,300				
				LC00		0000		11-19-1973		U		I		0				101		2,300		101		2,300		101		2,300						
				Total		0.00										Total		312,900		Total		304,800		Total		296,600								
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																		
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int								
ASSESSING NEIGHBORHOOD																																		
Nbhd				Nbhd Name				B				Tracing				Batch																		
0001								101				MG																						
NOTES																																		
HSE IS ANGLED, KNEE WALL IN FRONT OF HSE																Appraised BLDG. Value (Card) 211,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 116,100 Special Land Value 0 Total Appraised Parcel Value 329,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 329,800																		
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						
201400617		03-21-2014		7		REMODEL		21,000		05-30-2014		100		05-30-2014		FINISH BMT 450SF		05-30-2014						317		15		PERMIT VISIT						
287		08-22-2006		25		WINDOWS		3,262								5 REPLACEMENT N		03-09-2007						311		15		PERMIT VISIT						
97		05-02-2000		11		POOL		600										04-19-2006						311		2		MEASURED						
																		03-09-2006						311		2		MEASURED						
																		01-31-2001						247		15		PERMIT VISIT						
																		12-13-1999						247		3		MEAS+INSPECT						
																		03-26-1992						170		3		MEAS+INSPECT						
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		RA						40,000		2.58		1.190	7	LAND	1.00	MG	1.00			0				0.9	1.000	2.76		110,400				
1	101	ONE FAM		RA						0.820		7,000		1.000	0		1.00	MG	1.00			0					1.000	7,000		5,700				
Total Card Land Units																1.74		AC	Parcel Total Land Area:		1.74		Total Land Value										116,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	3	GAMBREL		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	94.92	
Interior Floor 2	4	CARPET	RCN	289,593	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1974	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	27	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	73	
Extra Kitchen St			RCNLD	211,400	
FBM Sqft	450		Dep % Ovr		
FBM Quality	3		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
32	BARN/LFT			L	192	19.55	1976	60	0.00	AV	A	1.00	2,300
SHW	Solar Hot Wa			B	1	1.00	1992	73	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,164		23.37	27,208	
FFL	1ST FLOOR	1,164	1,164		116.77	135,922	
GAR	GARAGE	0	572		46.75	26,741	
OFP	OPEN PORCH	0	80		11.68	934	
SFL	2ND FLOOR	796	796		116.77	92,950	
WDK	WOOD DECK	0	356		16.40	5,839	
Ttl Gross Liv / Lease Area		1,960	4,132	2,480		289,593	

