

Property Location

5 COSGROVE ST

Map ID

12A/ 74/ 4/ /

Bldg Name

State Use

101

Vision ID

140

Account #

143

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:37:23

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																							
PEROZO JOSE REYES WILMARIE 5 COSGROVE ST EAST LONGMEADOW MA 01028	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																									
					RESIDNTL.	101	148400	148,400																									
					RES LAND	101	100700	100,700																									
					RESIDNTL.	101	1600	1,600																									
SUPPLEMENTAL DATA					Total				250,700	250,700																							
GIS ID F_379064_2854391		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																									
PEROZO JOSE FUMI REALTY INC US BANK NATIONAL ASSOC TR CZUPRYNA ROGER J OUELLETTE DONALD E +,	24411	0401	02-17-2022	Q	I	265,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
	24082	0181	08-26-2021	U	I	135,199	1S	2022	101	100,300	2021	101	96,400	2020	101	91,400																	
	22885	0425	10-03-2019	U	I	93,907	1L		101	91,500		101	84,800		101	84,800																	
	11794	0313	08-02-2001	U	I	105,000			101	2,700		101	2,700		101	2,700																	
	04145	0029	06-23-1975	U	I	0		Total		194,500	Total		183,900	Total		178,900																	
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		Tracing			Batch																										
0001				101			MA																										
NOTES																																	
BUILDING PERMIT RECORD																																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																			
202202176	06-22-2022	12	REROOF	12,500		0			11-03-2016			317	2	MEASURED																			
202102741	09-08-2021	7	REMODEL	15,000	02-18-2022	0	02-18-2022	KITCH & BATH REM	04-05-2004			250	22	MAILER SENT																			
171	07-09-2003	11	POOL	1,200					03-23-2004			316	2	MEASURED																			
									01-28-2004			311	15	PERMIT VISIT																			
									04-24-1992			131	3	MEAS+INSPCTD																			
									04-01-1992			109	22	MAILER SENT																			
									10-04-1990			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				10,000 SF	10.07	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.07	100,700												
Total Card Land Units							0.23 AC	Parcel Total Land Area:							0.23	Total Land Value							100,700										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	99.76	
Interior Floor 2			RCN	192,789	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1998	
Bedrooms	2		Depreciation Code	GV	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	148,400	
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	216	28.18	1930	30	0.00	PR	F	0.90	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	884		22.56	19,944	
EFB	ENCL PORCH	0	182		56.34	10,254	
FFL	1ST FLOOR	884	884		112.68	99,606	
HST	HALF STORY	533	1,066		56.34	60,056	
WDK	WOOD DECK	0	128		22.89	2,930	
Ttl Gross Liv / Lease Area		1,417	3,144			192,789	

