

Property Location

1 COSGROVE ST

Map ID

12A/ 75/ 3/ /

Bldg Name

State Use

101

Vision ID

141

Account #

144

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:37:30

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PERSON WENDY A						Description	Code	Appraised	Assessed												
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	124700	124,700												
						RES LAND	101	98600	98,600												
						RESIDNTL.	101	600	600												
1 COSGROVE ST		DRAINAGE		VIEW	COMMUNITY																
EAST LONGMEADOW MA 01028		SUPPLEMENTAL DATA																			
		Alt Prcl ID				Received															
		SP Permit				NIA															
		Chapter Land				Field 8															
		OC Dates				Field 9															
		In+Ex FY				Field 10															
GIS ID F_378991_2854373		Mailed				Assoc Pid#															
						Total		223,900	223,900												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
PERSON WENDY A		09576	0590	07-31-1996	U	I	93,250		Year	Code	Assessed	Year	Code	Assessed							
		06155	0550	07-16-1986	U	I	69,900		2022	101	111,200	2021	101	106,800							
		04478	0354	09-02-1977	U	I	0			101	89,700		101	83,000							
										101	600		101	600							
		Total						Total		201,500	Total		190,400	Total	185,000						
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									APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)													
0001				101		MA		Appraised Xf (B) Value (Bldg)													
								Appraised Ob (B) Value (Bldg)													
								Appraised Land Value (Bldg)													
								Special Land Value													
								Total Appraised Parcel Value													
								Valuation Method													
								Adjustment													
								Net Total Appraised Parcel Value													
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							
201302840	10-09-2013	91	INSULATION	1,548		100	05-01-2014	VINYL	04-18-2018			333	2	MEASURED							
27	02-01-2005	21	SIDING	7,886					12-05-2005				311	15	PERMIT VISIT						
									05-04-2004				317	14	INSPECTED						
									04-05-2004				250	22	MAILER SENT						
									03-23-2004				316	2	MEASURED						
									11-25-1980			500	3	MEAS+INSPCTD							
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				5,000 SF	19.72	1.000	5	LAND	1.00	MA	1.00			0		1.000	19.72	98,600
Total Card Land Units							0.11	AC	Parcel Total Land Area:				0.11	Total Land Value							98,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
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	8	PLYWD PANL		0	
Interior Wall 2	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		109.65
Interior Floor 2	4	CARPET	RCN		178,173
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1920
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	6		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		70
Extra Kitchen St			RCNLD		124,700
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	144	7.48	1975	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	800		24.61	19,688	
EFB	ENCL PORCH	0	175		61.88	10,828	
FFL	1ST FLOOR	800	800		123.05	98,438	
HST	HALF STORY	400	800		61.52	49,219	
Ttl Gross Liv / Lease Area		1,200	2,575			178,173	

