

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		RESIDNTL.		101	254700		254,700																
												RES LAND		101	103400		103,400																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2600		2,600																
				SUPPLEMENTAL DATA										Total		360,700		360,700															
				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)																	
LARABEE DEAN R COHEN PHYLLIS,COCHRAM WENDY E COCHRAN WENDY E +, WELCH JAMES J + BARBARA S MCGOWAN				15069		0276		06-03-2005		U		I		285,000		1A		Year		Code		Assessed		Year		Code		Assessed					
				12559		0553		08-02-2002		U		I		1		2022		101		230,000		2021		101		220,800		2020		101		212,100	
				07829		0348		10-11-1991		U		I		156,000		101		93,900		101		87,000		101		87,000		2,600					
				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												326,500		Total		310,400		Total		301,700									
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																	

Property Location 72 COOLEY AV
 Vision ID 3449 Account # 3504

Map ID 4/ 79/ B/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 7:31:09 P

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	109.50	
Interior Floor 2	3	HARDWOOD	RCN	289,407	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1985	
AC Type	03	FULL	Effective Year Built	2009	
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	254,700	
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		25.56	26,484	
FFL	1ST FLOOR	1,132	1,132		127.94	144,831	
GAR	GARAGE	0	264		51.37	13,562	
OPF	OPEN PORCH	0	24		10.66	256	
TQS	3/4 STORY	777	1,036		95.96	99,412	
WDK	WOOD DECK	0	192		25.32	4,862	
Ttl Gross Liv / Lease Area		1,909	3,684			289,407	

