

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	184000		184,000												
												RES LAND		101	102500		102,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400												
				SUPPLEMENTAL DATA								Total		286,900		286,900													
				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)													
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			
				08493		0210		07-16-1993		U		I		122,000				2022		101	170,500		2021		101	164,000			
				08493		0208		07-16-1993		U		I		1		1F				101	92,900				101	86,100			
				07410		0497		03-16-1990		U		V		45,000						101	400				101	400			
				07051		0371		12-19-1988		U		I		1		1B				Total		263,800		Total		250,500		Total	
																										246,700			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int			
				Total		0.00																							
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 184,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 102,500 Special Land Value 0 Total Appraised Parcel Value 286,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 286,900											
Nbhd		Nbhd Name				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		22		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		2.84	1.000	5	LAND	0.90	MA	1.00	TOP2					1.000	2.56		102,400		
1	101	ONE FAM		RC				0.010		AC		7,000.00	1.000	0		1.00	MA	1.00						1.000	7,000		100		
Total Card Land Units								0.93		AC		Parcel Total Land Area:		0.93						Total Land Value						102,500			

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

State Use 101
 Print Date 12/12/2022 8:53:49 P

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		Percentage
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		121.65	
Interior Floor 1	4	CARPET	RCN		239,009	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1990	
Heat Type	3	FORCED H/W	Effective Year Built		1998	
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		184,000	
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		144.50	187,277	
LLV	LOWR LEVEL	0	1,296		36.13	46,819	
OFP	OPEN PORCH	0	96		15.05	1,445	
WDK	WOOD DECK	0	120		28.90	3,468	
Ttl Gross Liv / Lease Area		1,296	2,808			239,009	

