

Property Location

115 COUNTRY CLUB DR

Map ID

69/ 10/ 41/ /

Bldg Name

State Use

101

Vision ID

4996

Account #

5073

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:22:28

|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |            |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|-------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|------------|-----------------------------|-------------------------|---------|------------------|----------------|----------|-----------------|---|--|--------|---------------|------------|
| CURRENT OWNER                                                                                                     |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |            | 1006<br><br>EAST LONGMEADOW |                         |         |                  |                |          |                 |   |  |        |               |            |
| COTTER DAVID B + LORI O<br><br>115 COUNTRY CLUB DR<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_388977_2839821 |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed   |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 560300                                                              | 560,300    |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 142100                                                              | 142,100    |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 27400                                                               | 27,400     |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|                                                                                                                   |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |            |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|                                                                                                                   |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |            |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|                                                                                                                   |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |            |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |            |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             | Total                                                           |            |                                                                     |            | 729,800                     | 729,800                 |         |                  |                |          |                 |   |  |        |               |            |
| RECORD OF OWNERSHIP                                                                                               |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |            |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
| COTTER DAVID B + LORI O<br>COTTER LORI O<br>COTTER DAVID B + LORI O,<br>SOUTH MEADOWS INC<br>BARIBEAU ROLAND J +  |            | 20354                                                                      | 0079              | 07-17-2014 | U           | I                                                               | 100        | 1A                                                                  | Year       | Code                        | Assessed                | Year    | Code             | Assessed       |          |                 |   |  |        |               |            |
|                                                                                                                   |            | 10324                                                                      | 0494              | 06-15-1998 | U           | V                                                               | 1          | 1A                                                                  | 2022       | 101                         | 511,100                 | 2021    | 101              | 490,400        |          |                 |   |  |        |               |            |
|                                                                                                                   |            | 09068                                                                      | 0400              | 02-24-1995 | U           | V                                                               | 72,000     |                                                                     |            | 101                         | 144,500                 |         | 101              | 134,100        |          |                 |   |  |        |               |            |
|                                                                                                                   |            | 06343                                                                      | 0440              | 12-30-1986 | U           | I                                                               | 1          | 1B                                                                  |            | 101                         | 27,400                  |         | 101              | 27,400         |          |                 |   |  |        |               |            |
|                                                                                                                   |            | 00000                                                                      | 0000              |            | U           |                                                                 | 0          |                                                                     | Total      |                             | 683,000                 | Total   |                  | 651,900        | Total    | 632,400         |   |  |        |               |            |
| 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              |            |             |                                                                 |            |                                                                     |            |                             | APPRaised VALUE SUMMARY |         |                  |                |          |                 |   |  |        |               |            |
| Nbhd                                                                                                              |            | Nbhd Name                                                                  |                   | Tracing    |             | Batch                                                           |            | Appraised BLDG. Value (Card)                                        |            |                             |                         |         |                  |                | 560,300  |                 |   |  |        |               |            |
| 0001                                                                                                              |            |                                                                            |                   | 101        |             | NV                                                              |            | Appraised Xf (B) Value (Bldg)                                       |            |                             |                         |         |                  |                | 0        |                 |   |  |        |               |            |
| NOTES<br><br>SUB DIV # 588,589 10FT CEILINGS                                                                      |            |                                                                            |                   |            |             |                                                                 |            | Appraised Ob (B) Value (Bldg)                                       |            |                             |                         |         |                  |                | 27,400   |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            | Appraised Land Value (Bldg)                                         |            |                             |                         |         |                  |                | 142,100  |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            | Special Land Value                                                  |            |                             |                         |         |                  |                | 0        |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            | Total Appraised Parcel Value                                        |            |                             |                         |         |                  |                | 729,800  |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            | Valuation Method                                                    |            |                             |                         |         |                  |                | C        |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            | Adjustment                                                          |            |                             |                         |         |                  |                |          |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            | Net Total Appraised Parcel Value                                    |            |                             |                         |         |                  |                | 729,800  |                 |   |  |        |               |            |
| 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 |          |                 |   |  |        |               |            |
| 201502515                                                                                                         | 09-17-2015 | 91                                                                         | INSULATION        | 1,000      | 04-23-2014  | 0                                                               | 04-23-2014 | POOL<br>DWELLING                                                    | 04-23-2014 |                             |                         | 105     | 15               | PERMIT VISIT   |          |                 |   |  |        |               |            |
| 201302446                                                                                                         | 07-25-2013 | GEN                                                                        | GENERATOR         | 8,900      |             | 100                                                             |            |                                                                     | 04-23-2014 | 04-06-2007                  |                         |         |                  | 250            | P1       | PHONE MESSAG    |   |  |        |               |            |
| 198                                                                                                               | 08-09-1996 | MN                                                                         | Manual Note       | 22,000     |             |                                                                 |            |                                                                     |            | 11-16-2006                  |                         |         |                  | 311            | 2        | MEASURED        |   |  |        |               |            |
| 283                                                                                                               | 11-13-1995 | MN                                                                         | Manual Note       | 400,000    |             |                                                                 |            |                                                                     |            | 05-24-2000                  |                         |         |                  | 247            | 14       | INSPECTED       |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |            | 04-20-2000                  |                         |         | 247              | 2              | MEASURED |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 01-02-1997 |                             |                         | 200     | 4                | INFO AT DOOR   |          |                 |   |  |        |               |            |
|                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 12-28-1995 |                             |                         | 107     | 15               | PERMIT VISIT   |          |                 |   |  |        |               |            |
| 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                                                                    | MULT              |            |             |                                                                 | 40,000 SF  | 2.84                                                                | 1.250      | 9                           | LAND                    | 1.00    | NV               | 1.00           |          |                 | 0 |  | 1.000  | 3.55          | 142,000    |
| 1                                                                                                                 | 101        | ONE FAM                                                                    | MULT              |            |             |                                                                 | 0.010 AC   | 7,000.00                                                            | 1.000      | 0                           |                         | 1.00    | NV               | 1.00           |          |                 | 0 |  | 1.000  | 7,000         | 100        |
| Total Card Land Units                                                                                             |            |                                                                            |                   |            |             |                                                                 | 0.93 AC    | Parcel Total Land Area:                                             |            |                             |                         | 0.93    | Total Land Value |                |          |                 |   |  |        | 142,100       |            |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 06   | COLONIAL    | Basement Floor                  |             |             |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | B    | GOOD        | #Heat Sys                       | 1.00        |             |
| Stories             | 2.00 | 2 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 8    | BRICK VENR  | Code                            | Description |             |
| Exterior Wall 2     | 4    | VINYL       | 101                             | ONE FAM     |             |
| Roof Structure      | 2    | HIP         |                                 | 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                   | 79.82       |             |
| Interior Floor 2    | 3    | HARDWOOD    | RCN                             | 659,152     |             |
| Heat Fuel           | 2    | GAS         | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A  | Year Built                      | 1996        |             |
| AC Type             | 03   | FULL        | Effective Year Built            | 2006        |             |
| Bedrooms            | 5    |             | Depreciation Code               | GD          |             |
| Full Baths          | 3    |             | Remodel Rating                  |             |             |
| Half Baths          | 1    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 3    |             | Depreciation %                  | 15          |             |
| Total Rooms         | 11   |             | Functional Obsol                |             |             |
| Bath Style          | V    | VERY GOOD   | External Obsol                  |             |             |
| Half Bath Style     | V    | VERY GOOD   | Cost Trend Factor               | 1           |             |
| Kitchens            | 1    |             | Condition                       |             |             |
| Kitchen Style       | V    | V GOOD      | % Complete                      |             |             |
| Extra Kitchens      | 0    |             | Overall % Condition             | 85          |             |
| Extra Kitchen St    |      |             | RCNLD                           | 560,300     |             |
| FBM Sqft            | 942  |             | Dep % Ovr                       |             |             |
| FBM Quality         | 1    |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr                    |             |             |
| WS Flues            |      |             | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 1    | YES         | 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 |
| 12                                                                 | POOL I-G    |    |          | L   | 768   | 40.00      | 1996   | 70 | 0.00 | GD   | G   | 1.25 | 26,900     |
| 02                                                                 | SHED/FR     |    |          | L   | 96    | 7.48       | 1996   | 70 | 0.00 | GD   | A   | 1.00 | 500        |
| GEN                                                                | GENERATO    |    |          | B   | 1     | 0.00       | 2005   | 85 | 1.00 | 00   | A   | 1.00 | 0          |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 2,356 |          | 22.46     | 52,916         |  |
| FFL                               | 1ST FLOOR   | 2,399  | 2,399 |          | 112.35    | 269,525        |  |
| GAR                               | GARAGE      | 0      | 1,040 |          | 44.94     | 46,737         |  |
| HST                               | HALF STORY  | 520    | 1,040 |          | 56.17     | 58,422         |  |
| OPF                               | OPEN PORCH  | 0      | 12    |          | 9.36      | 112            |  |
| SFL                               | 2ND FLOOR   | 1,976  | 1,976 |          | 112.35    | 222,002        |  |
| WDK                               | WOOD DECK   | 0      | 422   |          | 22.36     | 9,437          |  |
| Ttl Gross Liv / Lease Area        |             | 4,895  | 9,245 |          |           | 659,152        |  |

