

Account # 5440

Map ID 75/ 31/ 34/ /

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12-13-2022 9:02:35 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
COHEN MICHAEL P COHEN JODI 87 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_392474_2849602												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	463500		463,500																			
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	143100		143,100																			
				SUPPLEMENTAL DATA												Total		606,600		606,600																
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)																				
COHEN MICHAEL P RAINEY DAVID L ROEDER JON A + DELORES J P W B + T INC PECK ARNOLD				20410		0194		08-29-2014		Q		I		479,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				08822		0216		05-05-1994		U		I		388,000				2022	101	418,000	2021	101	401,000	2020	101	384,900										
				08046		0010		05-13-1992		U		V		80,000					101	145,500		101	135,100		101	135,100										
				07595		0064		11-28-1990		U		I		1		1L																				
				06792		0223		03-31-1988		U		I		2,890,000		1L 1		Total		563,500		Total		536,100		Total		520,000								
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int																				
																		APPRaised VALUE SUMMARY																		
Total				0.00														Appraised BLDG. Value (Card)				463,500														
ASSESSING NEIGHBORHOOD																		Appraised Xf (B) Value (Bldg)				0														
Nbhd				Nbhd Name								Tracing				Batch				Appraised Ob (B) Value (Bldg)				0												
0001												101				NV				Appraised Land Value (Bldg)				143,100												
NOTES																		Appraised Special Land Value				0														
SUB DIV # 575 1990 INCLS OTHER LOTS TRUSSES ABOVE GARAGE CAN NOT FINISH																		Total Appraised Parcel Value				606,600														
																		Valuation Method				C														
																		Adjustment																		
Net Total Appraised Parcel Value																		606,600																		
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								
201502449		08-20-2015		91		INSULATION		1,974				0				INGROUND POOL		09-12-2014						317		3		MEAS+INSPCTD								
226		07-16-2010		5		DEMOLITION		2,500										03-23-2012						317		15		PERMIT VISIT								
248		08-06-2008		21		SIDING		15,610										01-21-2011						317		15		PERMIT VISIT								
124		06-17-1997		MN		Manual Note		18,000								POOL I DWELLING		01-30-2009						317		15		PERMIT VISIT								
109		05-01-1992		MN		Manual Note		200,000										04-03-2007						250		22		MAILER SENT								
																		08-03-2006						311		14		INSPECTED								
																		06-29-2006						311		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		RA				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		RA				0.150	AC	7,000.00	1.000	0			1.00	NV	1.00				0			1.000	7,000	1,100										
Total Card Land Units																		1.07		AC	Parcel Total Land Area: 1.07				Total Land Value										143,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	83.61	
Interior Floor 2	3	HARDWOOD	RCN	515,000	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1992	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	VG	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
Total Rooms	8		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	90	
Extra Kitchen St			RCNLD	463,500	
FBM Sqft	884		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,245		23.50	52,757	
CFL	CATHEDRAL CE	120	120		121.42	14,570	
FFL	1ST FLOOR	2,381	2,381		117.50	279,766	
GAR	GARAGE	0	616		46.92	28,905	
HST	HALF STORY	449	897		58.82	52,757	
OPF	OPEN PORCH	0	60		11.75	705	
TQS	3/4 STORY	672	896		88.12	78,960	
WDK	WOOD DECK	0	280		23.50	6,580	
Ttl Gross Liv / Lease Area		3,622	7,495			515,000	

