

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
COOPER JOHN F III COOPER CHRISTINA 142 MEADOWBROOK RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	232600		232,600																		
												RES LAND		101	128500		128,500																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2300		2,300																		
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
GIS ID F_393521_2843188												Total		363,400		363,400																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
COOPER JOHN F III LABRANCH,PETER O OUELLETTE PAUL R, OUELLETTE PAUL R + CYNTHI				32764		LC		04-28-2006		U		I		345,000		1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed				
				LC02		0000		09-01-1999		U		I		199,000				2022		101	211,400		2021		101	202,500		2020		101	194,400				
				LC02-		0000		03-04-1996		U		I		1				101		116,100		101		108,100		101		108,100							
				LC00		0000		11-19-1973		U		I		0				101		2,300		101		2,300		101		2,300							
																		Total		329,800		Total		312,900		Total		304,800							
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																																			
Nbhd				Nbhd Name								Tracing				Batch																			
0001												101				MG																			
NOTES																																			
HSE IS ANGLED, KNEE WALL IN FRONT OF HSE																Appraised BLDG. Value (Card) 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										232,600 0 2,300 128,500 0 363,400 C 363,400									
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							
201400617		03-21-2014		7		REMODEL		21,000		05-30-2014		100		05-30-2014		FINISH BMT 450SF		05-30-2014						317		15		PERMIT VISIT							
287		08-22-2006		25		WINDOWS		3,262								5 REPLACEMENT N		03-09-2007						311		15		PERMIT VISIT							
97		05-02-2000		11		POOL		600										04-19-2006						311		2		MEASURED							
																		03-09-2006						311		2		MEASURED							
																		01-31-2001						247		15		PERMIT VISIT							
																		12-13-1999						247		3		MEAS+INSPCTD							
																		03-26-1992						170		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		RA				40,000	SF	2.84	1.200	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	3.07	122,800									
1	101	ONE FAM		RA				0.820	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000	5,700									
Total Card Land Units								1.74	AC	Parcel Total Land Area:				1.74	Total Land Value										128,500										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		106.42
Interior Floor 1	3	HARDWOOD	RCN		323,115
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1974
Heat Type	3	FORCED H/W	Effective Year Built		1993
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		28
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		72
Extra Kitchens	0		RCNLD		232,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	450		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
32	BARN/LFT			L	192	19.55	1976	60	0.00	AV	A	1.00	2,300
SHW	Solar Hot Wa			B	1	1.00	1992	72	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,164		25.86	30,102	
FFL	1ST FLOOR	1,164	1,164		129.19	150,382	
GAR	GARAGE	0	572		51.72	29,585	
OFP	OPEN PORCH	0	80		12.92	1,034	
SFL	2ND FLOOR	796	796		129.19	102,839	
WDK	WOOD DECK	0	356		25.77	9,173	
Ttl Gross Liv / Lease Area		1,960	4,132			323,115	

