

Property Location

28 COOLEY AV

Map ID

4/ 61/ A/ /

Bldg Name

State Use

101

Vision ID

3424

Account #

3479

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:43:05 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
BROWN THOMAS J III						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	177300	177,300														
					RES LAND	101	113500	113,500														
					RESIDNTL.	101	2600	2,600														
28 COOLEY AV	DRAINAGE		VIEW	COMMUNITY																		
SUPPLEMENTAL DATA																						
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		293,400	293,400													
GIS ID F_376354_2851683																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
BROWN THOMAS J III		21469	0351	12-01-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
BROWN THOMAS J III		07646	0362	02-27-1991	U	I	134,000		2023	101	163,000	2022	101	148,600	2021	101	142,600					
NAGLIERI JAMES W + MARA		04798	0252	07-18-1979	U	I	0			101	103,200		101	93,900		101	86,800					
										101	2,100		101	2,100		101	2,100					
									Total		268,300	Total		244,600	Total		231,500					
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 Appraised BLDG. Value (Card) 177,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 113,500 Special Land Value 0 Total Appraised Parcel Value 293,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 293,400													
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MA																
NOTES																						
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								
201303146	12-12-2013	91	INSULATION	1,000		100	05-01-2014	ADDITION	03-22-2018			333	2	MEASURED								
106	05-05-2000	11	POOL	7,500					03-30-2004				319	3	MEAS+INSPCTD							
359	01-01-1986	MN	Manual Note						01-15-2001				247	15	PERMIT VISIT							
									08-28-1990				131	12	MEAS DENIED							
									05-17-1980			500	1	LEFT NOTICE								
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	RB				15,702 SF	7.23	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.23	113,500	
Total Card Land Units							0.36 AC	Parcel Total Land Area: 0.36							Total Land Value							113,500

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Basement Floor						
Model	01		RESIDENTIAL				Bsmt Garage						
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				136.22		
Interior Floor 1	4		CARPET				RCN				246,312		
Interior Floor 2							Net Other Adj						
Heat Fuel	3		ELECTRIC				Year Built				1974		
Heat Type	6		ELECTRC BB				Effective Year Built				1993		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %				28		
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						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				72		
Extra Kitchens	0						RCNLD				177,300		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	672						Dep Ovr Comment						
FBM Quality	1						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
08	POOL A-O			L	30	69.00	2000	60	0.00	AV	A	1.00	1,200
02	SHED/FR			L	192	12.00	2000	60	0.00	AV	A	1.00	1,400
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	960		31.14		29,894		
FFL	1ST FLOOR					1,216	1,216		155.70		189,327		
GAR	GARAGE					0	276		62.05		17,127		
WDK	WOOD DECK					0	320		31.14		9,965		
Ttl Gross Liv / Lease Area						1,216	2,772				246,312		

