

Property Location		73 COOLEY AV		Map ID		4A/ 1/ A/ /		Bldg Name		State Use 101	
Vision ID		4002		Account #		4068		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 5:58:14 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
SHORE EDWARD W + KATHERINE R 73 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_375773_2852222						Description	Code	Appraised	Assessed		
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	199800	199,800		
						RES LAND	101	112500	112,500		
						RESIDNTL.	101	700	700		
		DRAINAGE		VIEW	COMMUNITY						
		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#		Total		313,000	313,000		

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	Year	Code	Assessed
		08493	0210	07-16-1993	U	I	122,000		2023	101	184,000	2022	101	170,500	2021	101	164,000
		08493	0208	07-16-1993	U	I	1	1F		101	102,500		101	92,900		101	86,100
		07410	0497	03-16-1990	U	V	45,000		101	400		101	400		101	400	
		07051	0371	12-19-1988	U	I	1	1B	Total		286,900	Total		263,800	Total		250,500

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									
Total																		
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		Tracing		Batch												
0001				101		MA												

NOTES																				
SUB DIV #518 + 546 PARCEL A REAR WET										Appraised BLDG. Value (Card)										199,800
										Appraised Xf (B) Value (Bldg)										0
										Appraised Ob (B) Value (Bldg)										700
										Appraised Land Value (Bldg)										112,500
										Special Land Value										0
										Total Appraised Parcel Value										313,000
										Valuation Method										C
										Adjustment										
										Net Total Appraised Parcel Value										313,000

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	3.12	1.000	5	LAND	0.90	MA	1.00	TOP2		0	1.000	2.81	112,400		
1	101	ONE FAM	RC				0.010	AC	7,000.00	1.000	0		1.00	MA	1.00			0	1.000	7,000	100		
Total Card Land Units							0.93	AC	Parcel Total Land Area: 0.93							Total Land Value							112,500

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Bldg Name
 Sec # 1 of 1

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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	
Exterior Wall 2			101	ONE FAM	Percentage
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	134.02	
Interior Floor 2			RCN	259,469	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1990	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	23	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	199,800	
FBM Sqft	672		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
02	SHED/FR			L	96	12.00	2005	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,296	1,296		156.87	203,308	
LLV	LOWR LEVEL	0	1,296		39.22	50,827	
OFP	OPEN PORCH	0	96		16.34	1,569	
WDK	WOOD DECK	0	120		31.37	3,765	
Ttl Gross Liv / Lease Area		1,296	2,808			259,469	

