

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	271300		271,300												
												RES LAND		101	140500		140,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2900		2,900												
				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		414,700		414,700													
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				2024		101	253,900	2023		101	232,600	2022		101	211,400		
				LC02- 0000		03-04-1996		U		I		1				101		140,500	101		128,500	101		116,100					
				LC00 0000		11-19-1973		U		I		0				101		2,900	101		2,300	101		2,300					
														Total		397,300		Total		363,400		Total		329,800					
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																													
ASSESSING NEIGHBORHOOD																													
Nbhd				Nbhd Name				Tracing				Batch																	
0001								101				MG																	
NOTES																													
HSE IS ANGLED, KNEE WALL IN FRONT OF HSE																Appraised BLDG. Value (Card)										271,300			
																Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										2,900			
																Appraised Land Value (Bldg)										140,500			
																Special Land Value										0			
																Total Appraised Parcel Value										414,700			
Valuation Method										C																			
Adjustment																													
Net Total Appraised Parcel Value										414,700																			
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	3.12	1.200	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	3.37	134,800			
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				140,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	3	GAMBREL		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	128.07	
Interior Floor 2	4	CARPET	RCN	382,135	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1974	
AC Type	01	NONE	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	29	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	71	
Extra Kitchen St			RCNLD	271,300	
FBM Sqft	450		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
32	BARN/LFT			L	192	25.00	1976	60	0.00	AV	A	1.00	2,900
SHW	Solar Hot Wa			B	1	1.00	1992	71	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		30.58	35,601	
FFL	1ST FLOOR	1,164	1,164		152.79	177,851	
GAR	GARAGE	0	572		61.17	34,990	
OFP	OPEN PORCH	0	80		15.28	1,222	
SFL	2ND FLOOR	796	796		152.79	121,623	
WDK	WOOD DECK	0	356		30.47	10,848	
Ttl Gross Liv / Lease Area		1,960	4,132			382,135	

