

State Use 101
Print Date 11/20/2025 10:47:18

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
BROWN THOMAS J III 28 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_376354_2851683												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	207800		207,800																								
												RES LAND		101	113500		113,500																								
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	2600		2,600																								
				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		323,900		323,900																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
BROWN THOMAS J III BROWN THOMAS J III NAGLIERI JAMES W + MARA				21469 0351		12-01-2016		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
				07646 0362		02-27-1991		U		I		134,000		2025		101	189,000	2024	101	177,300	2023	101	163,000																		
				04798 0252		07-18-1979		U		I		0				101	113,500		101	113,500		101	103,200																		
																101	2,600		101	2,600		101	2,100																		
														Total		305,100		Total		293,400		Total		268,300																	
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 207,800 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 323,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 323,900																									
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 106 359	12-12-2013 05-05-2000 01-01-1986	91 11 MN	INSULATION POOL Manual Note		1,000 7,500		100	05-01-2014	ADDITION		03-26-2025 03-22-2018 03-30-2004 01-15-2001 08-28-1990 05-17-1980				334 333 319 247 131 500	2 2 3 15 12 1	MEASURED MEASURED MEAS+INSPCTD PERMIT VISIT MEAS DENIED 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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
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	
Roof Structure	1	GABLE	Percentage		
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	165.56	
Interior Floor 2			RCN	292,728	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1974	
AC Type	03	FULL	Effective Year Built	1996	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	29	
Total Rooms	6		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	71	
Extra Kitchen St			RCNLD	207,800	
FBM Sqft	672		Dep % Ovr		
FBM Quality	1		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
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		37.01	35,527
FFL	1ST FLOOR	1,216	1,216		185.04	225,005
GAR	GARAGE	0	276		73.75	20,354
WDK	WOOD DECK	0	320		37.01	11,842
Ttl Gross Liv / Lease Area		1,216	2,772			292,728

