Property Location 20 COOLEY AV | Map ID 4/ 62/ 11/ / | Bldg Name | State Use 101
Vision ID 3425 | Account # 3480 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 10:47:28

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
ALLAN RICHARD J				
ALLAN TRACY J	TOPO WET	EASEMENT	TRAFFIC	CORNER
20 COOLEY AV				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_376438_2851736

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	221200	221,200
RES LAND	101	112900	112,900
RESIDNTL.	101	5900	5,900
		Total	340,000	340,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ALLAN RICHARD J	22710	0472	06-14-2019	Q	I	265,000	00
BOUCHARD JEFFREY	17202	0575	03-19-2008	U	I	242,500	
KATSOUNAKIS,MICHAEL	16542	0358	03-02-2007	U	I	107,000	1
HENDERSON,OKEEMAH S	15393	0025	10-06-2005	U	I	120,000	1A
WRIGHT BEATRICE C,	09828	0185	04-16-1997	U	I	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	200,200	2024	101	185,100	2023	101	170,000
	101	112,900		101	112,900		101	102,600
	101	5,900		101	5,900		101	5,000
	Total	319,000		Total	303,900		Total	277,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	221,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,900
Appraised Land Value (Bldg)	112,900
Special Land Value	0
Total Appraised Parcel Value	340,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	340,000

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201	07-09-2007	8	RENOVATION	40,000				OC 3/18/2008 (INTE
371	11-23-2005	7	REMODEL	50,000				REMODEL 2ND FLR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-26-2025			334	2	MEASURED
03-22-2018			333	4	INFO AT DOOR
11-21-2008			317	15	PERMIT VISIT
12-26-2007			317	15	PERMIT VISIT
12-07-2006			311	15	PERMIT VISIT
12-16-2005			311	15	PERMIT VISIT
03-30-2004			319	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	RB				14,250	SF	7.92	1.000	5	LAND	1.00	MA	1.00			0			1.000	7.92	112,900
						Total Card Land Units	0.33	AC	Parcel Total Land Area:	0.33												Total Land Value	112,900

Property Location	20 COOLEY AV		Map ID	4/ 62/ 11/ /	Bldg Name		State Use 101
Vision ID 3425		Account # 3480		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/20/2025 10:47:29

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

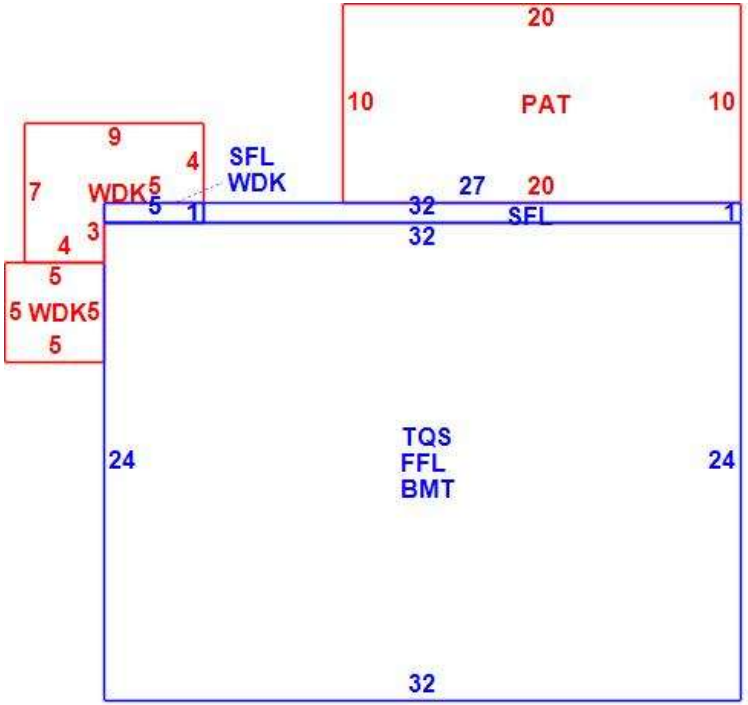
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	166.67
RCN	287,291
Net Other Adj	
Year Built	1955
Effective Year Built	2002
Depreciation Code	GV
Remodel Rating	04
Year Remodeled	2007
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	221,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
03	GARAGE	OB	Outbuildi	L	240	32.00	1955	70	0.00	GD	A	1.00	5,400
22	WOOD DK			L	50	15.00	2010	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	768		37.02	28,434
FFL	1ST FLOOR	768	768		184.63	141,799
PAT	PATIO	0	200		9.23	1,846
SFL	2ND FLOOR	32	32		184.63	5,908
TQS	3/4 STORY	576	768		138.48	106,349
WDK	WOOD DECK	0	78		37.87	2,954
	Ttl Gross Liv / Lease Area	1,376	2,614			287,291