

State Use 101
Print Date 11/22/2025 7:48:09 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
COUGHLIN JOSEPH 57 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_389170_2843784												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	254400		254,400										
												RES LAND		101	144000		144,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	10600		10,600										
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		409,000		409,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
COUGHLIN JOSEPH COUGHLIN LINDA A LINDGREN RUTH M,				21398 0553		10-13-2016		U		I	135,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				15771 0462		03-21-2006		U		I	292,500		2025	101	231,100	2024	101	213,700	2023	101	196,300						
				05061 0356		01-29-1981		U		I	0			101	144,000		101	144,000		101	132,000						
												101		10,600	101		10,600	101		8,200							
				Total												Total	385,700		Total		368,300		Total		336,500		
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) 254,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 10,600 Appraised Land Value (Bldg) 144,000 Special Land Value 0 Total Appraised Parcel Value 409,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 409,000													
Total																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name		Tracing				Batch																			
0001				101				MG																			
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				
202101664		05-06-2021		91	INSULATION		6,422				0			RENO EXISTING OC 4/3/07 24` X 24`	08-12-2019					334	3	MEAS+INSPCTD					
201203247		10-09-2012		4	ADDITION		10,800								06-14-2013					105	14	INSPECTED					
167		05-16-2006		10	SHED		7,500								03-02-2007					311	15	PERMIT VISIT					
															11-09-2006					311	3	MEAS+INSPCTD					
															05-03-2000				247	14	INSPECTED						
															04-24-2000				247	2	MEASURED						
															03-06-1992				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				1.320	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000	9,200	
Total Card Land Units								2.24	AC	Parcel Total Land Area:				2.24									Total Land Value				144,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	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	141.30	
Interior Floor 1	3	HARDWOOD	RCN	403,765	
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1963	
Heat Type	1	FORCED H/A	Effective Year Built	1988	
AC Type	03	FULL	Depreciation Code	AG	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	37	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	63	
Extra Kitchens	0		RCNLD	254,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	2		Cost to Cure Ovr Comment		
WS Flues	1				

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	144	12.00	1980	30	0.00	PR	F	0.90	500
32	BARN/LFT			L	576	25.00	2006	70	0.00	GD	A	1.00	10,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		31.31	30,059	
FFL	1ST FLOOR	1,696	1,696		156.56	265,524	
GAR	GARAGE	0	528		62.56	33,034	
HST	HALF STORY	480	960		78.28	75,148	
Ttl Gross Liv / Lease Area		2,176	4,144			403,765	

