Property Location 115 COUNTRY CLUB DR | Map ID 69/ 10/ 41/ / | Bldg Name | State Use 101
Vision ID 4996 | Account # 5073 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 7:48:52 A

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| COTTER DAVID B + LORI O | | | | |
| | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 115 COUNTRY CLUB DR | | | | |
| | 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_388977_2839821

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 414300 | 414,300 |
| RES LAND | 101 | 156100 | 156,100 |
| RESIDNTL. | 101 | 27700 | 27,700 |
| Total | | 598,100 | 598,100 |

1006

EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| COTTER DAVID B + LORI O | 20354 | 0079 | 07-17-2014 | U | I | 100 | 1A |
| COTTER LORI O | 10324 | 0494 | 06-15-1998 | U | V | 1 | 1A |
| COTTER DAVID B + LORI O, | 09068 | 0400 | 02-24-1995 | U | V | 72,000 | |
| SOUTH MEADOWS INC | 06343 | 0440 | 12-30-1986 | U | I | 1 | 1B |
| BARIBEAU ROLAND J + | 00000 | 0000 | | U | | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2025 | 101 | 387,700 | 2024 | 101 | 609,700 | 2023 | 101 | 560,300 |
| | 101 | 156,100 | | 101 | 156,100 | | 101 | 142,100 |
| | 101 | 27,700 | | 101 | 27,700 | | 101 | 27,400 |
| | Total | 571,500 | | Total | 793,500 | | Total | 729,800 |

**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 | NV |

**NOTES**

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 414,300 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 27,700 |
| Appraised Land Value (Bldg) | 156,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 598,100 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 598,100 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| B-23-239 | 04-04-2023 | 12 | REROOF | 30,000 | 07-03-2023 | 100 | 07-03-2023 | |
| B-23-102 | 02-15-2023 | 62 | SOLAR | 27,999 | 07-03-2023 | 100 | 07-03-2023 | |
| 201502515 | 09-17-2015 | 91 | INSULATION | 1,000 | | 0 | | |
| 201302446 | 07-25-2013 | GEN | GENERATOR | 8,900 | 04-23-2014 | 100 | 04-23-2014 | |
| 198 | 08-09-1996 | MN | Manual Note | 22,000 | | | | POOL |
| 283 | 11-13-1995 | MN | Manual Note | 400,000 | | | | DWELLING |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 08-31-2023 | | | 400 | 14 | INSPECTED |
| 04-23-2014 | | | 105 | 15 | PERMIT VISIT |
| 04-06-2007 | | | 250 | P1 | PHONE MESSAG |
| 11-16-2006 | | | 311 | 2 | MEASURED |
| 05-24-2000 | | | 247 | 14 | INSPECTED |
| 04-20-2000 | | | 247 | 2 | MEASURED |
| 01-02-1997 | | | 200 | 4 | INFO AT DOOR |

**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 | MULT | | | | 40,000 | SF | 3.12 | 1.250 | 9 | LAND | 1.00 | NV | 1.00 | | | 0 | | | 1.000 | 3.9 | 156,000 |
| 1 | 101 | ONE FAM | MULT | | | | 0.010 | AC | 7,000.00 | 1.000 | 0 | | 1.00 | NV | 1.00 | | | 0 | | | 1.000 | 7,000 | 100 |
| | | | | | | Total Card Land Units | 0.93 | AC | Parcel Total Land Area: | 0.93 | | | | | | | | | | | | Total Land Value | 156,100 |

Property Location 115 COUNTRY CLUB DR | Map ID 69/ 10/ 41/ / | Bldg Name | State Use 101
Vision ID 4996 | Account # 5073 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 7:48:52 A

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 06 | COLONIAL |
| Model | 01 | RESIDENTIAL |
| Grade | B | GOOD |
| Stories | 2.00 | 2 STORY |
| Foundation | 1 | CONCRETE |
| Exterior Wall 1 | 8 | BRICK VENR |
| Exterior Wall 2 | 4 | VINYL |
| Roof Structure | 2 | HIP |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 1 | DRYWALL |
| 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 | 5 | |
| Full Baths | 3 | |
| Half Baths | 1 | |
| Extra Fixtures | 3 | |
| Total Rooms | 11 | |
| Bath Style | V | VERY GOOD |
| Half Bath Style | V | VERY GOOD |
| Kitchens | 1 | |
| Kitchen Style | V | V GOOD |
| Extra Kitchens | 0 | |
| Extra Kitchen St | N | NONE |
| FBM Sqft | 942 | |
| FBM Quality | 1 | |
| FIN ATC Sqft | | |
| FIN ATC Quality | | |
| Fireplaces | 1 | |
| WS Flues | 0 | |

## CONSTRUCTION DETAIL (CONTINUED)

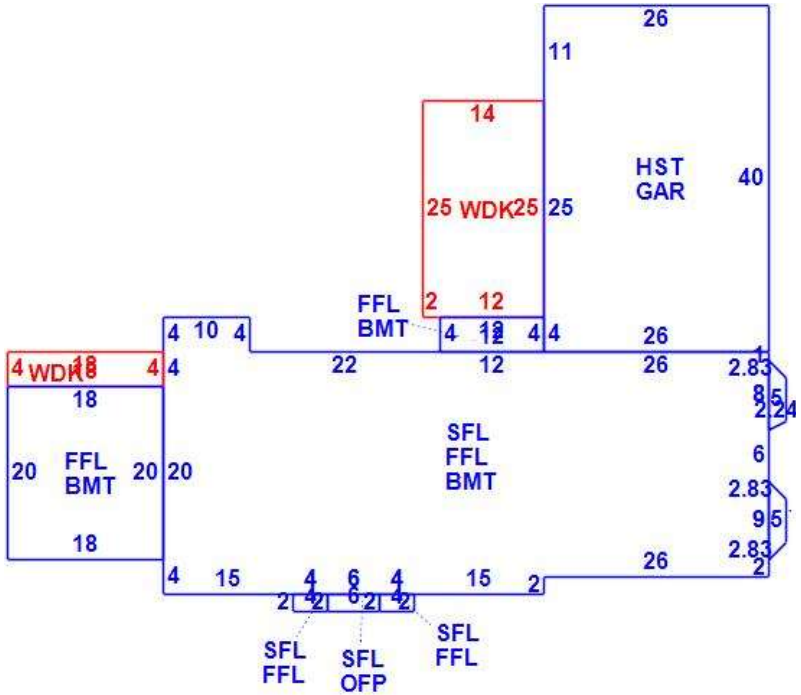
| Element | Cd | Description |
|---|---|---|
| Central Vac | 1 | YES |
| Basement Floor | 12 | CONCRETE |
| Bsmt Garage | 0 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 103.50 |
| RCN | 828,647 |
| Net Other Adj | |
| Year Built | 1996 |
| Effective Year Built | 2010 |
| Depreciation Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 15 |
| Functional Obsol | 35 |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | RV |
| % Complete | 50 |
| Overall % Condition | 50 |
| RCNLD | 414,300 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | POOL I-G | | | L | 768 | 40.00 | 1996 | 70 | 0.00 | GD | G | 1.25 | 26,900 |
| 02 | SHED/FR | | | L | 96 | 12.00 | 1996 | 70 | 0.00 | GD | A | 1.00 | 800 |
| GEN | GENERATO | | | B | 1 | 0.00 | 2005 | 50 | 1.00 | AV | A | 1.00 | 0 |
| SOL | Solar Panels | EX | Extra Fea | B | 1 | 0.00 | 2024 | 50 | 1.00 | AV | A | 0.00 | 0 |

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 2,356 | | 28.24 | 66,523 |
| FFL | 1ST FLOOR | 2,399 | 2,399 | | 141.24 | 338,831 |
| GAR | GARAGE | 0 | 1,040 | | 56.50 | 58,755 |
| HST | HALF STORY | 520 | 1,040 | | 70.62 | 73,444 |
| OFP | OPEN PORCH | 0 | 12 | | 11.77 | 141 |
| SFL | 2ND FLOOR | 1,976 | 1,976 | | 141.24 | 279,087 |
| WDK | WOOD DECK | 0 | 422 | | 28.11 | 11,864 |
| | Ttl Gross Liv / Lease Area | 4,895 | 9,245 | | | 828,647 |