Property Location: 153 SOUTH BROOK RD | **MAP ID:** 56/ 2/ 32/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 4317 | **Account #**4386 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/28/2014 13:15

CURRENT OWNER

KOSOSKI LAWRENCE D
KOSOSKI MICHELLE
153 SOUTH BROOK RD

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 2874.79999
In+Ex FY	Current Ac. .78248
Mailed	
GIS ID: F_388647_2840789	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	286,000	286,000
RES LAND	101	132,200	132,200
RESIDNTL.	101	15,600	15,600
		Total	433,800	433,800

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KOSOSKI LAWRENCE D	11162/ 534	04/18/2000	U	I	1	A
KOSOSKI LAWRENCE D,	09787/ 0411	03/05/1997	U	I	240,000	
ROBBINS MARY LOU + ROBBIN	09382/ 0365	02/05/1996	U	V	45,000	
SOUTH MEADOWS INC	06343/ 0440	12/30/1986	U	I	1	B
BARIBEAU ROLAND J +	0/ 0		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	283,500	2013	B	281,700	2012	B	264,000
2014	L	139,200	2013	L	135,300	2012	L	135,300
2014	O	18,800	2013	O	19,000	2012	O	19,200
	Total:	441,500		*Total:*	436,000		*Total:*	418,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	286,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	15,600
Appraised Land Value (Bldg)	132,200
Special Land Value	0
Total Appraised Parcel Value	433,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**433,800**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NV

NOTES

SUB DIV #588,589 CATH CEILING 16X24
POOL 16X32 PLUS 8X4 RECHECK RIGHT
ADDITION INTER 03 - WALK OUT BMT

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
23	01/29/2001	4	ADDITION	73,000		0		BDRM ADDTN ON RIGH
322	11/20/2000	10	SHED	3,000		0		
68	05/01/1997	MN	Manual Note	19,500		0		POOL I
153	06/21/1996	MN	Manual Note	180,000		0		DWELLING

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/17/2008			317	2	MEASURED
03/06/2003			274	15	PERMIT VISIT
04/11/2002			274	14	INSPECTED
03/22/2002			250	22	MAILER SENT
02/28/2002			274	15	PERMIT VISIT

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				34,085	SF	2.52	1.5400	9	1.0000	1.00	NV	1.00				1.00	3.88	132,200

Total Card Land Units: 0.78 AC | **Parcel Total Land Area:** 0.78 AC | **Total Land Value:** 132,200

Property Location: 153 SOUTH BROOK RD **MAP ID:** 56/ 2/ 32/ / **Bldg Name:** **State Use:** 101

Vision ID: 4317 **Account #**4386 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/28/2014 13:15

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	B-		GOOD (-)
Stories	2.00		2 Story
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
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	4		
Half Baths	0		
Extra Fixtures	4		
Total Rooms	10		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage	2		
Units	1		
WS Flues			
FBM Quality	4		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

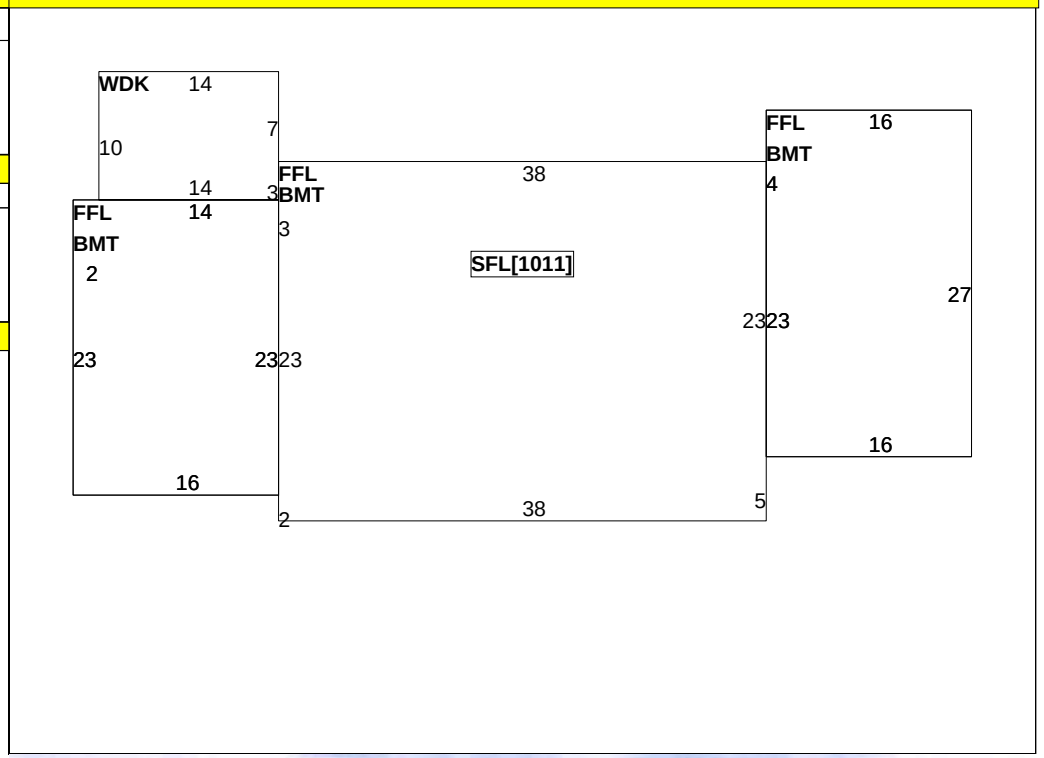
Element	Cd.	Ch.	Description
#Heat Sys	2		
Central Vac	1		YES
FBM Sqft	466		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	96.18
Replace Cost	314,304
AYB	1997
EYB	2005
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	9
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	91
Apprais Val	286,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	576	29.00	1997	G		GD	70	14,600
02	SHED/FR			L	160	7.48	2000	G		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,864		19.25	35,874
FFL	1ST FLOOR	1,864	1,864		96.18	179,273
SFL	2ND FLOOR	1,011	1,011		96.18	97,234
WDK	WOOD DECK	0	140		13.74	1,924
	Ttl. Gross Liv/Lease Area:	2,875	4,879	3,268		314,304