

Property Location: 48 MEADOWBROOK RD

Account #5693

MAP ID:79/ 9/ 0/ /

Bldg Name:

State Use:101

Vision ID: 5612

1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/29/2014 00:01

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
KOETSCH THOMAS E KOETSCH MAVROUDHIS STAVROULI 48 MEADOWBROOK RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						263,300		263,300							
											RES LAND		101						130,800		130,800							
											RESIDENTL.		101		3,700		3,700											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391578_2844675						Received Prior ID Owner Occ Y Final Area 3406.5 Current Ac. 6.11827 ASSOC PID#																						
Total											397,800							397,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
KOETSCH THOMAS E WALDROUP ANDREW + ROSEMAR				09570/ 0504 03465/ 0214		07/29/1996 10/20/1969		U	I	179,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2014	B	176,100		2013	B	116,300		2012	B	120,500					
													2014	L	133,600		2013	L	135,400		2012	L	132,100					
													2014	O	3,600		2013	O	6,400		2012	O	6,400					
													Total:		313,300		Total:		258,100		Total:		259,000					
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description		Amount		Code	Description		Number		Amount											Comm. Int.						
							SEWER BETTERMEN																					
				Total:																								
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								101			MG																	
NOTES																												
FY14 NEW ADDITION 50% SOME ORIGINAL AREAS OF HOUSE GUTTED. ORIGINAL HOME STILL OLD STYLE GRADE=NEW ADDITION WITH SFL. INTERIOR INFO ESTIMATED.											Appraised Bldg. Value (Card) 263,300 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 3,700 Appraised Land Value (Bldg) 130,800 Special Land Value 0 Total Appraised Parcel Value 397,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 397,800																	
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								
201203407		11/08/2012		4	ADDITION		140,000		05/24/2013	100	05/30/2014		1235SF W/BMT & ATTA		05/30/2014 05/24/2013 05/11/2006 05/08/2006 03/02/2006			317 105 211 250 311	2 15 14 1 2	MEASURED PERMIT VISIT INSPECTED LEFT NOTICE MEASURED								
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		S Adj Fact	Adj.	Unit Price	Land Value					
1	101	ONE FAM		RA				40,000	SF	2.20	1.1900	7	1.0000	1.00	MG	1.00			TRF2	.90	.90	2.36	94,400					
1	101	ONE FAM		RA				5.20	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00				1.00	7,000.00	36,400						
Total Card Land Units:								6.12	AC	Parcel Total Land Area:								6.12	AC	Total Land Value:								130,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft	429		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	3		HARDWOOD	Adj. Base Rate:		69.73	
Heat Fuel	2		GAS	Replace Cost		286,156	
Heat Type	1		FORCED H/A			1890	
AC Type	03		FULL			2006	
Bedrooms	3					GD	
Full Baths	3						
Half Baths	1			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	7			Dep %		8	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		92	
Bsmt Garage				Apprais Val		263,300	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	1			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
03	GARAGE	OB	Outbuilding	L	400	28.18	1943	F		PR	30	3,000
02	SHED/FR			L	192	7.48	1965	F		PR	30	400
02	SHED/FR			L	128	7.48	1975	F		PR	30	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,719		13.95	23,986	
FFL	1ST FLOOR	1,751	1,751		69.73	122,090	
GAR	GARAGE	0	768		27.87	21,406	
HST	HALF STORY	111	221		35.02	7,740	
OFP	OPEN PORCH	0	250		6.97	1,743	
SFL	2ND FLOOR	1,119	1,119		69.73	78,024	
TQS	3/4 STORY	447	596		52.29	31,168	
Ttl. Gross Liv/Lease Area:		3,428	6,424	4,104		286,156	

