

Property Location: 48 MEADOWBROOK RD

Account #5693

MAP ID:79/ 9/ 0/ /

Bldg Name:

State Use:101

Vision ID: 5612

Account #5693

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2015 13:33

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 Final Area Current Ac. 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 U I		179,000 0				Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value														
													2015		101		263,300		2014		B		176,100		2013		B		116,300														
													2015		101		130,800		2014		L		133,600		2013		L		135,400														
													2015		101		3,700		2014		O		3,600		2013		O		6,400														
													Total:				397,800		Total:				313,300		Total:				258,100														
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		D						40,000		2.20		1.1900		7		1.0000		1.00		MG		1.00				Spec Use		Spec Calc		.90		2.36		94,400			
1		101		ONE FAM		RA								5.20		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				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	3			69.73			
Half Baths	1						
Extra Fixtures	1						
Total Rooms	7						
Bath Style	A		AVERAGE	Replace Cost	286,156		
Kitchen Style	G		GOOD	AYB	1890		
Kitchens	1			EYB	2006		
Extra Kitchens	0			Dep Code	GD		
Frame	1		WOOD	Remodel Rating			
Basement Floor	12			Year Remodeled			
Bsmt Garage				Dep %	8		
Units	1			Functional ObsInc			
WS Flues				External ObsInc			
FBM Quality	1			Cost Trend Factor	1		
Fireplaces	1			Condition			
				% Complete			
				Overall % Cond	92		
				Apprais Val	263,300		
				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
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	

