

Property Location: 17 OAK BROOK DR

MAP ID:34/ 90/ 3/ /

Bldg Name:

State Use:101

Vision ID: 2867

Account #2917

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 10:45

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																
KOSCIAK JOEL R KOSCIAK SHEEHAN AMY E 17 OAK BROOK DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value										
											RESIDENTL.		101						164,000		164,000										
													RES LAND						101		89,300		89,300								
													RESIDENTL.						101		1,500		1,500								
SUPPLEMENTAL DATA										Total				254,800		254,800															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_383276_2857672					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																			
KOSCIAK JOEL R BROWN EDWARD W MAGNA FUNDING CORP C/O UN MIX CHRISTOPHER A + MICHE COMMERCE PROPERTIES INC AMERICAN CLASSICS INC			20663/ 246 09363/ 0320 09163/ 0006 07873/ 0396 07873/ 0396 0/ 0		04/14/2015 01/12/1996 06/21/1995 08/05/1992 12/04/1991		Q	I	253,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value									
												2016	101	162,300		2015	101	161,300		2014	B	162,300									
												2016	101	86,900		2015	101	86,900		2014	L	90,000									
												2016	101	1,500		2015	101	1,500		2014	O	2,100									
												Total:		250,700		Total:		249,700		Total:		254,400									
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 164,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,500 Appraised Land Value (Bldg) 89,300 Special Land Value 0 Total Appraised Parcel Value 254,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 254,800																			
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.									
Total:																															
ASSESSING NEIGHBORHOOD																															
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																				
0001/A								101			NA																				
NOTES																															
SUB DIV 661 + 742																															
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										
201203254		10/10/2012		12	REROOF		9,785			0			21 X 52 ABOVE GRND 31' X 16' OFF REAR DWELLING		05/15/2015				317	3	MEAS+INSPCTD										
109		04/22/2008		11	POOL		8,000			0					06/05/2013				105	15	PERMIT VISIT										
84		04/25/2005		17	DECK		4,000			0					06/04/2013				105	15	PERMIT VISIT										
202		08/01/1992		MN	Manual Note		90,000			0					01/28/2009				317	15	PERMIT VISIT										
															01/12/2006				311	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		S Adj Fact	Adj. Unit Price	Land Value							
1	101	ONE FAM			RA				26,421	SF	3.16	1.0700	6	1.0000	1.00	NA	1.00			Spec Use	Spec Calc	1.00	3.38	89,300							
Total Card Land Units:									0.61	AC	Parcel Total Land Area:									0.61	AC	Total Land Value:									89,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	648		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		86.99	
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		192,950	
Heat Type	1		FORCED H/A	AYB		1992	
AC Type	03		FULL	EYB		1999	
Bedrooms	3			Dep Code		AG	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Dep %		15	
Total Rooms	7			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		85	
Basement Floor	4		CARPET	Apprais Val		164,000	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	0			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
02	SHED/FR			L	120	7.48	2000	A		AV	60	500
07	POOL A-C	OB	Outbuilding	L	21	69.00	2008	A		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		17.42	15,050
FFL	1ST FLOOR	864	864		86.99	75,162
GAR	GARAGE	0	440		34.80	15,311
SFL	2ND FLOOR	900	900		86.99	78,294
WDK	WOOD DECK	0	751		12.16	9,134

Ttl. Gross Liv/Lease Area:		1,764	3,819	2,218		192,950
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