

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT															
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		266,800		266,800									
												RES LAND		101		134,000		134,000									
												RESIDENTL.		101		3,700		3,700									
SUPPLEMENTAL DATA										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391578_2844675																											
Total																				404,500		404,500					
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				
													2016	101	263,300		2015	101	263,300		2014	B	176,100				
													2016	101	130,800		2015	101	130,800		2014	L	133,600				
													2016	101	3,700		2015	101	3,700		2014	O	3,600				
Total:												397,800		Total:		397,800		Total:		313,300							
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												Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value															
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.																											
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			317 105 311 250 311	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			
																			Spec Use	Spec Calc							
1	101	ONE FAM		RA				40,000	SF	2.20	1.2300	7	1.0000	1.00	MG	1.00					TRF2	.90	.90	2.44	97,600		
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:										134,000	

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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			70.67
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			290,026
AC Type	03		FULL	AYB			1890
Bedrooms	3			EYB			2006
Full Baths	3			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	7			Dep %			8
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			92
Bsmt Garage				Apprais Val			266,800
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			

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		14.14	24,310	
FFL	1ST FLOOR	1,751	1,751		70.67	123,742	
GAR	GARAGE	0	768		28.25	21,695	
HST	HALF STORY	111	221		35.49	7,844	
OFP	OPEN PORCH	0	250		7.07	1,767	
SFL	2ND FLOOR	1,119	1,119		70.67	79,079	
TQS	3/4 STORY	447	596		53.00	31,589	
Ttl. Gross Liv/Lease Area:		3,428	6,424	4,104		290,026	

