

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: 12/07/2018 09:13

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST 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	179,800	179,800		
						RES LAND	101	91,400	91,400		
						RESIDENTL.	101	1,500	1,500		
SUPPLEMENTAL DATA						Total				272,700	272,700
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 U U U U	I I I V V	253,000 135,000 120,000 40,000 1,755,000 0	00 G L L	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	101	168,400	2017	101	164,000	2016	101	162,300
								2018	101	91,400	2017	101	89,300	2016	101	86,900
								2018	101	1,500	2017	101	1,500	2016	101	1,500
								Total:		261,300	Total:	254,800	Total:	250,700		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description	Amount	Code	Description	Number	Amount									Comm. Int.			
Total:																			
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						101		NA											
NOTES												Appraised Bldg. Value (Card) 179,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,500 Appraised Land Value (Bldg) 91,400 Special Land Value 0 Total Appraised Parcel Value 272,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 272,700							
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			05/15/2015			317	3	MEAS+INSPCTD			
109	04/22/2008	11	POOL	8,000		0		21 X 52 ABOVE GRND	06/05/2013			105	15	PERMIT VISIT			
84	04/25/2005	17	DECK	4,000		0		31' X 16' OFF REAR	06/04/2013			105	15	PERMIT VISIT			
202	08/01/1992	MN	Manual Note	90,000		0		DWELLING	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		
																Spec Use	Spec Calc					
1	101	ONE FAM	RA				26,421 SF	3.33	1.0400	6	1.0000	1.00	NA	1.00					1.00	3.46	91,400	
Total Card Land Units:								0.61	AC	Parcel Total Land Area:				0.61	AC	Total Land Value:						91,400

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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		100.06	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		221,939	
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 %		19	
Total Rooms	7			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		81	
Basement Floor	4		CARPET	Apprais Val		179,800	
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		20.04	17,311	
FFL	1ST FLOOR	864	864		100.06	86,454	
GAR	GARAGE	0	440		40.03	17,611	
SFL	2ND FLOOR	900	900		100.06	90,056	
WDK	WOOD DECK	0	751		13.99	10,507	

Ttl. Gross Liv/Lease Area:		1,764	3,819	2,218		221,939	
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