

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KOSCIAK JOEL R KOSCIAK SHEEHAN AMY E 17 OAK BROOK DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	184800		184,800												
												RES LAND		101	94300		94,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
GIS ID F_383276_2857672												Total		280,600		280,600													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KOSCIAK JOEL R BROWN EDWARD W MAGNA FUNDING CORP C/O UN MIX CHRISTOPHER A + MICHE COMMERCE PROPERTIES INC				20663		0246		04-14-2015		Q		I		253,000		00		Year		Code		Assessed		Year		Code		Assessed	
				09363		0320		01-12-1996		U		I		135,000		1		2019		101		179,800		2018		101		168,400	
				09163		0006		06-21-1995		U		I		120,000		1L				101		91,400				101		91,400	
				07873		0396		08-05-1992		U		V		40,000						101		1,500				101		1,500	
				07873		0396		12-04-1991		U		V		1,755,000		1L												101	
																Total		272700		Total		261300		Total		254800			
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		87.76
Interior Floor 1	4	CARPET	RCN		228,150
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		81
Extra Kitchens	0		RCNLD		184,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	648		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	120	7.48	2000	60	0.00	AV	A	1.00	500
07	POOLA-C	OB	Outbuildi	L	21	69.00	2008	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		20.60	17,795
FFL	1ST FLOOR	864	864		102.86	88,874
GAR	GARAGE	0	440		41.15	18,104
SFL	2ND FLOOR	900	900		102.86	92,577
WDK	WOOD DECK	0	751		14.38	10,801
Ttl Gross Liv / Lease Area		1,764	3,819	2,218		228,150

