

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	190100		190,100						
												RES LAND		101	94300		94,300						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500						
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA																			
				Alt Prcl ID						Received													
				SP Permit						NIA													
EAST LONGMEADOW MA 01028				Chapter Land						Field 8													
				OC Dates						Field 9													
EAST LONGMEADOW MA 01028				In+Ex FY						Field 10													
				Mailed						Assoc Pid#													
GIS ID F_383276_2857672																Total		285,900		285,900			
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	Year	Code	Assessed
				09363	0320	01-12-1996	U	I			135,000	1			2020	101	184,800	2019	101	179,800	2018	101	168,400
				09163	0006	06-21-1995	U	I			120,000	1L				101	94,300		101	91,400		101	91,400
				07873	0396	08-05-1992	U	V			40,000					101	1,500		101	1,500		101	1,500
				07873	0396	12-04-1991	U	V			1,755,000	1L			Total		280600	Total		272700	Total		261300
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRaised VALUE SUMMARY								
Total				0.00																			
ASSESSING NEIGHBORHOOD														Appraised BLDG. Value (Card) 190,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 94,300 Special Land Value 0 Total Appraised Parcel Value 285,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 285,900									
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						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					21 X 52 ABOVE GR 31` X 16` OFF REA DWELLING				05-15-2015			317	3	MEAS+INSPCTD				
109	04-22-2008	11	POOL		8,000									06-05-2013			105	15	PERMIT VISIT				
84	04-25-2005	17	DECK		4,000									06-04-2013			105	15	PERMIT VISIT				
202	08-01-1992	MN	Manual Note		90,000									01-28-2009			317	15	PERMIT VISIT				
														01-12-2006			311	15	PERMIT VISIT				
										08-15-2003			274	3	MEAS+INSPCTD								
														03-02-1993			131	15	PERMIT VISIT				
LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RA				26,421 SF	3.43	1.040	6	LAND	1.00	NA	1.00			0		1.000	3.57	94,300		
Total Card Land Units							0.607	AC	Parcel Total Land Area:			0.6065			Total Land Value							94,300	

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		93.37
Interior Floor 1	4	CARPET	RCN		240,593
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		1997
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		21
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		79
Extra Kitchens	0		RCNLD		190,100
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		21.72	18,766
FFL	1ST FLOOR	864	864		108.47	93,721
GAR	GARAGE	0	440		43.39	19,091
SFL	2ND FLOOR	900	900		108.47	97,626
WDK	WOOD DECK	0	751		15.17	11,390
Ttl Gross Liv / Lease Area		1,764	3,819	2,218		240,593

