

Property Location

153 SOUTH BROOK RD

Map ID

56/ 2/ 32/ /

Bldg Name

State Use

101

Vision ID

4317

Account #

4386

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:43:54 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
KOSOSKI LAWRENCE D KOSOSKI MICHELLE 153 SOUTH BROOK RD EAST LONGMEADOW MA 01028 GIS ID F_388647_2840789		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	414200	414,200				
						RES LAND	101	153700	153,700				
						RESIDNTL.	101	23100	23,100				
		DRAINAGE		VIEW	COMMUNITY								
		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#							
						Total				591,000	591,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KOSOSKI LAWRENCE D KOSOSKI LAWRENCE D, ROBBINS MARY LOU + ROBBIN SOUTH MEADOWS INC BARIBEAU ROLAND J +		11162	0534	04-18-2000	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09787	0411	03-05-1997	U	I	240,000		2023	101	386,300	2022	101	349,200	2021	101	335,600
		09382	0365	02-05-1996	U	V	45,000			101	139,100		101	141,100		101	130,900
		06343	0440	12-30-1986	U	I	1	1B		101	19,800		101	19,800		101	19,800
		00000	0000		U	0		Total		545,200	Total		510,100	Total		486,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPAISED VALUE SUMMARY Appraised BLDG. Value (Card) 414,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 23,100 Appraised Land Value (Bldg) 153,700 Special Land Value 0 Total Appraised Parcel Value 591,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 591,000									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total																	

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Tracing	Batch	
0001		101	NV	

NOTES									
SUB DIV #588,589									

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					
23	01-29-2001	4	ADDITION	73,000				BDRM ADDTN ON R	04-17-2018			333	2	MEASURED					
322	11-20-2000	10	SHED	3,000					10-17-2008			317	2	MEASURED					
68	05-01-1997	MN	Manual Note	19,500				POOL I	03-06-2003			274	15	PERMIT VISIT					
153	06-21-1996	MN	Manual Note	180,000				DWELLING	04-11-2002			274	14	INSPECTED					
									03-22-2002			250	22	MAILER SENT					
									02-28-2002			274	15	PERMIT VISIT					
									11-26-2001			247	2	MEASURED					

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				34,085	SF	3.61	1.250	9	LAND	1.00	NV	1.00		0		1.000	4.51	153,700		
Total Card Land Units							0.78	AC	Parcel Total Land Area: 0.78							Total Land Value							153,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	B-	GOOD (-)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	109.40	
Interior Floor 2	3	HARDWOOD	RCN	487,238	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1997	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	5		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	4		Depreciation %	15	
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	414,200	
FBM Sqft	466		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
11	POOL I-V	OB	Outbuildi	L	576	29.00	1997	70	0.00	GD	G	1.25	14,600
02	SHED/FR			L	160	12.00	2000	70	0.00	GD	G	1.25	1,700
22	WOOD DK			L	760	15.00	2001	60	0.00	AV	A	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,864		29.76	55,476	
FFL	1ST FLOOR	1,864	1,864		148.73	277,232	
SFL	2ND FLOOR	1,011	1,011		148.73	150,366	
WDK	WOOD DECK	0	140		29.75	4,164	
Ttl Gross Liv / Lease Area		2,875	4,879			487,238	

