Property Location 48 MEADOWBROOK RD | Map ID 79/ 9/ 0/ / | Bldg Name | State Use 101
Vision ID 5612 | Account # 5693 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 10:37:13

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KOETSCH THOMAS E				
KOETSCH MAVROUDHIS STAVROUL	TOPO WET	EASEMENT	TRAFFIC	CORNER
48 MEADOWBROOK RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_391578_2844675

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	349400	349,400
RES LAND	101	171200	171,200
RESIDNTL.	101	4500	4,500
Total		525,100	525,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KOETSCH THOMAS E	09570	0504	07-29-1996	U	I	179,000	
WALDROUP ANDREW + ROSEMAR	03465	0214	10-20-1969	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	320,800	2022	101	286,400	2021	101	274,900
	101	159,200		101	146,800		101	138,800
	101	3,700		101	3,700		101	3,700
	Total	483,700		Total	436,900		Total	417,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int
	SEWER BETTE			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	349,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	171,200
Special Land Value	0
Total Appraised Parcel Value	525,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	525,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202000907	03-10-2020	91	INSULATION	5,000		0		
201203407	11-08-2012	4	ADDITION	140,000	05-24-2013	100	05-30-2014	1235SF W/BMT & A

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-30-2014			317	2	MEASURED
05-24-2013			105	15	PERMIT VISIT
05-11-2006			311	14	INSPECTED
05-08-2006			250	1	LEFT NOTICE
03-02-2006			311	2	MEASURED
04-10-2000			247	14	INSPECTED
12-13-1999			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				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.37	134,800
1	101	ONE FAM	RA				5.200	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	36,400
						Total Card Land Units	6.12	AC	Parcel Total Land Area:	6.12												Total Land Value	171,200

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	15	OLD STYLE
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	3	MASONRY
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	3	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	429	
FBM Quality	1	
Fireplaces	1	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

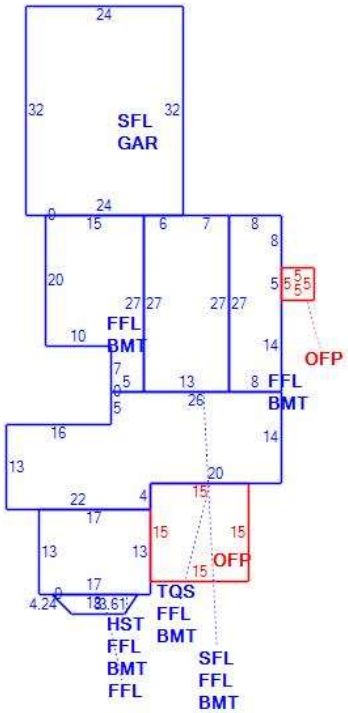
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	77.55
RCN	420,998
Net Other Adj	
Year Built	1890
Effective Year Built	2004
Depreciation Code	VG
Remodel Rating	05
Year Remodeled	2012
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	349,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
03	GARAGE	OB	Outbuildi	L	400	32.00	1943	30	0.00	PR	F	0.90	3,500
02	SHED/FR			L	192	12.00	1965	30	0.00	PR	F	0.90	600
02	SHED/FR			L	128	12.00	1975	30	0.00	PR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,719		20.53	35,288
FFL	1ST FLOOR	1,751	1,751		102.58	179,622
GAR	GARAGE	0	768		41.01	31,493
HST	HALF STORY	111	221		51.52	11,387
OFP	OPEN PORCH	0	250		10.26	2,565
SFL	2ND FLOOR	1,119	1,119		102.58	114,790
TQS	3/4 STORY	447	596		76.94	45,854
	Ttl Gross Liv / Lease Area	3,428	6,424			420,998