

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
SHEEHAN KOSCIAK AMY E 17 OAK BROOK DR EAST LONGMEADOW MA 01028 GIS ID F_383276_2857672 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	255400			255,400										
												RES LAND		101	125000			125,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1900			1,900										
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			382,300			382,300						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
SHEEHAN KOSCIAK AMY E KOSCIAK JOEL R BROWN EDWARD W MAGNA FUNDING CORP C/O UN MIX CHRISTOPHER A + MICHE				24499 0203		04-13-2022		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				20663 0246		04-14-2015		Q	I	253,000		00	2024	101	236,000	2023	101	219,400	2022	101	198,200							
				09363 0320		01-12-1996		U	I	135,000		1		101	125,000		101	113,100		101	101,700							
				09163 0006		06-21-1995		U	I	120,000		1L		101	1,900		101	1,500		101	1,500							
				07873 0396		08-05-1992		U	V	40,000																		
Total												362,900		Total			334,000			Total			301,400					
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int													
Total																												
ASSESSING NEIGHBORHOOD																												
Nbhd			Nbhd Name						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	4.50	1.050	6	LAND	1.00	NA	1.00			0			1.000		4.73		125,000	
Total Card Land Units								0.61	AC	Parcel Total Land Area: 0.61					Total Land Value										125,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP	Percentage		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	131.75	
Interior Floor 2			RCN	331,648	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1992	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	23	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	255,400	
FBM Sqft	648		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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
02	SHED/FR			L	120	12.00	2000	60	0.00	AV	A	1.00	900
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		29.34	25,354
FFL	1ST FLOOR	864	864		146.55	126,621
GAR	GARAGE	0	440		58.62	25,793
SFL	2ND FLOOR	900	900		146.55	131,897
WDK	WOOD DECK	0	751		29.27	21,983
Ttl Gross Liv / Lease Area		1,764	3,819			331,648

