

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																
SHEEHAN KOSCIAK AMY E 17 OAK BROOK DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	273100		273,100																											
												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#																																				
GIS ID F_383276_2857672												Total		400,000		400,000																												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																												
SHEEHAN KOSCIAK AMY E				24499		0203		04-13-2022		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed																
KOSCIAK JOEL R				20663		0246		04-14-2015		Q		I		253,000		00		2025		101		255,400		2024		101		236,000																
BROWN EDWARD W				09363		0320		01-12-1996		U		I		135,000		1				101		125,000		2023		101		113,100																
MAGNA FUNDING CORP C/O UN				09163		0006		06-21-1995		U		I		120,000		1L				101		1,900				101		1,500																
MIX CHRISTOPHER A + MICHE				07873		0396		08-05-1992		U		V		40,000				Total		382,300		Total		362,900		Total		334,000																
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																												
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																		
				ASSESSING NEIGHBORHOOD																																								
Nbhd		Nbhd Name						Tracing				Batch																																
0001								101				NA																																
NOTES																																												
SUB DIV 661 + 742																		Appraised BLDG. Value (Card)										273,100																
																		Appraised Xf (B) Value (Bldg)										0																
																		Appraised Ob (B) Value (Bldg)										1,900																
																		Appraised Land Value (Bldg)										125,000																
																		Special Land Value										0																
																		Total Appraised Parcel Value										400,000																
																		Valuation Method										C																
																		Adjustment																										
																		Net Total Appraised Parcel Value										400,000																
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	Percentage
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		141.95
Interior Floor 2			RCN		354,731
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1992
AC Type	03	FULL	Effective Year Built		2002
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		273,100
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		31.39	27,118
FFL	1ST FLOOR	864	864		156.75	135,434
GAR	GARAGE	0	440		62.70	27,588
SFL	2ND FLOOR	900	900		156.75	141,077
WDK	WOOD DECK	0	751		31.31	23,513
Ttl Gross Liv / Lease Area		1,764	3,819			354,731

