

Property Location: 23 RURAL LN
Vision ID: 4641

Account #4714

MAP ID:60/ 10/ 21/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 09:37

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION										
MCCANDLISH KEVIN L MCCANDLISH SHEILA M 23 RURAL LN EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value											
										RESIDENTL.	101	93,900	93,900											
										RES LAND	101	100,700	100,700											
										RESIDENTL.	101	1,300	1,300											
SUPPLEMENTAL DATA										Total				195,900		195,900								
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_387525_2854561						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
MCCANDLISH KEVIN L SOVEROW				06502/ 512 02961/ 0247		05/29/1987 07/03/1963		U	I	112,000 0		V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
													2015	101	93,900	2014	B	90,500	2013	B	96,300			
													2015	101	100,700	2014	L	104,100	2013	L	106,000			
													2015	101	1,300	2014	O	1,500	2013	O	1,500			
													Total:			195,900		Total:		196,100		Total:		203,800
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 93,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,300 Appraised Land Value (Bldg) 100,700 Special Land Value 0 Total Appraised Parcel Value 195,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 195,900												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.																
Total:																								
ASSESSING NEIGHBORHOOD																								
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																
0001/A						101		MG																
NOTES																								
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									
240	09/11/2001	4	ADDITION	20,000		0		EXTEND EXTNG GARAGE		04/25/2008 02/06/2004 02/11/2003 03/05/2002 10/23/2001			317 311 274 274 247	3 15 15 15 3	MEAS+INSPCTD PERMIT VISIT PERMIT VISIT PERMIT VISIT MEAS+INSPCTD									
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value				
1	101	ONE FAM	RA				30,345 SF	2.79	1.1900	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc	1.00	3.32	100,700			
Total Card Land Units:							0.70	AC	Parcel Total Land Area:							0.7 AC	Total Land Value:							100,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft				
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				88.95
Interior Floor 1	3		HARDWOOD	Replace Cost				153,883
Interior Floor 2	4		CARPET	AYB				1957
Heat Fuel	2		GAS	EYB				1975
Heat Type	3		FORCED H/W	Dep Code				AV
AC Type	01		NONE	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	1			Dep %				39
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				61
Extra Kitchens	0			Apprais Val				93,900
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues	1			Cost to Cure Ovr				0
FBM Quality				Cost to Cure Ovr Comment				
Fireplaces	1							

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
07	POOL A-C	OB	Outbuilding	L	27	69.00	2002	A		GD	70	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	936		17.77	16,634	
FFL	1ST FLOOR	1,232	1,232		88.95	109,586	
GAR	GARAGE	0	618		35.55	21,971	
WDK	WOOD DECK	0	454		12.54	5,693	
Ttl. Gross Liv/Lease Area:		1,232	3,240	1,730		153,883	

