

Property Location		45 SCHUYLER DR		Map ID		7/ 63/ 45B/ /		Bldg Name		State Use 101		Vision ID		5064		Account #		5141		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date		11-04-2020 8:22:04 A	
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CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FISHER ERICA L 45 SCHUYLER DR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed		
										RESIDNTL.	101	164000	164,000		
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	71200	71,200		
										RESIDNTL.	101	600	600		
										Total		235,800	235,800		
GIS ID		F_375528_2845563		Mailed		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																																								
FISHER ERICA L HICKEY TIMOTHY B CHEN,YIREN GUERIN ROBERT L +, BENTON ASSOCIATES INC		21795	0174	08-02-2017	Q	I	235,000	00	<table border="1"> <tr> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed</th> </tr> <tr> <td>2020</td> <td>101</td> <td>157,400</td> <td>2019</td> <td>101</td> <td>153,100</td> <td>2018</td> <td>101</td> <td>141,800</td> </tr> <tr> <td></td> <td>101</td> <td>71,200</td> <td></td> <td>101</td> <td>70,900</td> <td></td> <td>101</td> <td>70,900</td> </tr> <tr> <td></td> <td>101</td> <td>600</td> <td></td> <td>101</td> <td>600</td> <td></td> <td>101</td> <td>600</td> </tr> <tr> <td colspan="2">Total</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2">229200</td> <td colspan="2">Total</td> <td colspan="2">224600</td> <td colspan="2">Total</td> <td colspan="2">213300</td> </tr> </table>						Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	2020	101	157,400	2019	101	153,100	2018	101	141,800		101	71,200		101	70,900		101	70,900		101	600		101	600		101	600	Total										229200		Total		224600		Total		213300	
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	101	600		101	600		101	600																																																														
Total										229200		Total		224600		Total		213300																																																				
18176	0140	02-04-2010	U	I	235,800																																																																	
16256	0247	10-13-2006	U	I	239,000																																																																	
09039	0322	01-13-1995	U	I	124,590	1																																																																
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EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																																																																																																																																		
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int	<table border="1"> <tr> <th colspan="10">APPRAISED VALUE SUMMARY</th> </tr> <tr> <td colspan="10">Appraised BLDG. Value (Card)</td> <td colspan="2">164,000</td> </tr> <tr> <td colspan="10">Appraised Xf (B) Value (Bldg)</td> <td colspan="2">0</td> </tr> <tr> <td colspan="10">Appraised Ob (B) Value (Bldg)</td> <td colspan="2">600</td> </tr> <tr> <td colspan="10">Appraised Land Value (Bldg)</td> <td colspan="2">71,200</td> </tr> <tr> <td colspan="10">Special Land Value</td> <td colspan="2">0</td> </tr> <tr> <td colspan="10">Total Appraised Parcel Value</td> <td colspan="2">235,800</td> </tr> <tr> <td colspan="10">Valuation Method</td> <td colspan="2">C</td> </tr> <tr> <td colspan="10">Adjustment</td> <td colspan="2"></td> </tr> <tr> <td colspan="10">Net Total Appraised Parcel Value</td> <td colspan="2">235,800</td> </tr> </table>												APPRAISED VALUE SUMMARY										Appraised BLDG. Value (Card)										164,000		Appraised Xf (B) Value (Bldg)										0		Appraised Ob (B) Value (Bldg)										600		Appraised Land Value (Bldg)										71,200		Special Land Value										0		Total Appraised Parcel Value										235,800		Valuation Method										C		Adjustment												Net Total Appraised Parcel Value										235,800	
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NOTES																							
SUB DIV #718,#782 45A, 110 SQ FT																							
FY20 UPDATED SF-REMOVED PARCEL A-NO DEED																							

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					
201502801 296	10-23-2015	12	REROOF	6,050	05-06-2016	100	05-06-2016	DWELLING	05-06-2016			317	15	PERMIT VISIT					
	10-01-1994	MN	Manual Note	62,600					03-18-2011			317	16	FIELDREV CHG					
									03-23-2010			316	3	MEAS+INSPCTD					
									05-27-2004			319	14	INSPECTED					
									04-05-2004			250	22	MAILER SENT					
									03-25-2004			311	2	MEASURED					
									01-13-1995			107	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				4,291 SF	16.6	1.000	4	LAND	1.00	NF	1.00			0		1.000	16.6	71,200		
Total Card Land Units							0.099	AC	Parcel Total Land Area: 0.0985							Total Land Value							71,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
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	1	GABLE		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		105.06
Interior Floor 2	3	HARDWOOD	RCN		192,936
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1994
AC Type	03	FULL	Effective Year Built		2003
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		85
Extra Kitchen St			RCNLD		164,000
FBM Sqft	425		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
02	SHED/FR			L	120	7.48	2002	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	708		24.62	17,428	
FFL	1ST FLOOR	708	708		122.73	86,895	
PAT	PATIO	0	288		5.97	1,718	
SFL	2ND FLOOR	708	708		122.73	86,895	
Ttl Gross Liv / Lease Area		1,416	2,412	1,572		192,936	

