

Property Location		21 SCHUYLER DR		Map ID		8/ 15/ 3B/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 11-04-2020 9:48:43 A	
Vision ID		5620		Account #		5701		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCCAIN DEBORAH J 21 SCHUYLER DR EAST LONGMEADOW MA 01028 GIS ID F_375656_2845045		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	161900	161,900		
						RES LAND	101	67700	67,700		
						RESIDNTL.	101	300	300		
		DRAINAGE		VIEW	COMMUNITY						
		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				229,900	229,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCAIN DEBORAH J MURPHY,RYAN NELSON,MICHAEL C & CAVANAUGH JOAN M, BENTON ASSOCIATES INC		16595	0136	03-30-2007	U	I	233,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14747	0224	01-05-2005	U	I	193,515		2020	101	153,900	2019	101	149,800	2018	101	140,700
		10381	0024	07-27-1998	U	I	125,000			101	67,700		101	67,900		101	67,900
		08842	0449	05-27-1994	U	I	114,900			101	300		101	300		101	300
		0000	0000		U	0		Total	221900		Total	218000		Total	208900		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD				NOTES				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised BLDG. Value (Card) 161,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 67,700 Special Land Value 0 Total Appraised Parcel Value 229,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 229,900						
0001			101	NF							

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
89	05-01-1993	MN	Manual Note	61,500				DWELLING	12-04-2015			317	3	MEAS+INSPCTD
									04-28-2004			318	14	INSPECTED
									04-05-2004			250	22	MAILER SENT
									03-23-2004			317	2	MEASURED
									01-17-1994			105	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				4,078 SF	16.6	1.000	4	LAND	1.00	NF	1.00			0		1.000	16.6	67,700		
Total Card Land Units							0.094	AC	Parcel Total Land Area: 0.0936							Total Land Value							67,700

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	107.87	
Interior Floor 2			RCN	190,525	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
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	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	161,900	
FBM Sqft	462		Dep % Ovr		
FBM Quality	4		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	64	7.48	2000	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	660		25.90	17,097	
FFL	1ST FLOOR	660	660		129.52	85,484	
PAT	PATIO	0	380		6.48	2,461	
SFL	2ND FLOOR	660	660		129.52	85,484	
Ttl Gross Liv / Lease Area		1,320	2,360	1,471		190,525	

