

Property Location 23 RURAL LN

Vision ID 4641

Account # 4714

Map ID 60/ 10/ 21/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/12/2022 10:27:46

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																	
MCCANDLISH KEVIN L MCCANDLISH SHEILA M 23 RURAL LN EAST LONGMEADOW MA 01028 GIS ID F_387525_2854561		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																			
										RESIDNTL.		101		144700		144,700																			
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		131400		131,400																			
		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								276,100		276,100															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MCCANDLISH KEVIN L SOVEROW				06502 02961		0512 0247		05-29-1987 07-03-1963		U U		I I		112,000 0		VC		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2022		101		129,000		2021		101		123,500		2020		101		116,800	
																				101		118,300				101		109,800				101		109,800	
																		Total												Total		247,300		Total	
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		0.00																													
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																	
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)														144,700					
0001								101				MG				Appraised Xf (B) Value (Bldg)														0					
NOTES																		Appraised Ob (B) Value (Bldg)														0			
																		Appraised Land Value (Bldg)														131,400			
																		Special Land Value														0			
																		Total Appraised Parcel Value														276,100			
																		Valuation Method														C			
																		Adjustment																	
																		Net Total Appraised Parcel Value														276,100			
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								EXTEND EXTNG G		06-25-2018						333		3		MEAS+INSPCTD							
																		04-25-2008						317		3		MEAS+INSPCTD							
																		02-06-2004						311		15		PERMIT VISIT							
																		02-11-2003						274		15		PERMIT VISIT							
																		03-05-2002						274		15		PERMIT VISIT							
																		10-23-2001						247		3		MEAS+INSPCTD							
																		03-11-1992						170		3		MEAS+INSPCTD							
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				30,345 SF	3.61	1.200	7	LAND	1.00	MG	1.00				0		1.000	4.33	131,400													
Total Card Land Units							0.70	AC	Parcel Total Land Area: 0.70							Total Land Value							131,400												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate	119.04	
Interior Floor 2			RCN	229,653	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	144,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		26.11	24,442	
FFL	1ST FLOOR	1,232	1,232		130.71	161,032	
GAR	GARAGE	0	618		52.24	32,285	
WDK	WOOD DECK	0	454		26.20	11,894	
Ttl Gross Liv / Lease Area		1,232	3,240			229,653	

