

Property Location

26 SCANTIC DR

Map ID

95/ 11/ 4/ /

Bldg Name

State Use

101

Vision ID

6119

Account #

6202

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:03:48

| CURRENT OWNER                                                                                                  |  | TOPO TYPE                                                                  | UTILITY  | STREET  | LOCATION  | CURRENT ASSESSMENT                                              |      |           |          | 1006<br><br>EAST LONGMEADOW |         |
|----------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|----------|---------|-----------|-----------------------------------------------------------------|------|-----------|----------|-----------------------------|---------|
| MCCABE PAUL R<br>MCCABE LYNDAG<br>26 SCANTIC DR<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_394796_2840288 |  | TOPO WET                                                                   | EASEMENT | TRAFFIC | CORNER    | Description                                                     | Code | Appraised | Assessed |                             |         |
|                                                                                                                |  |                                                                            |          |         |           | RESIDNTL.                                                       | 101  | 140100    | 140,100  |                             |         |
|                                                                                                                |  |                                                                            |          |         |           | RES LAND                                                        | 101  | 128500    | 128,500  |                             |         |
|                                                                                                                |  |                                                                            |          |         |           | RESIDNTL.                                                       | 101  | 9100      | 9,100    |                             |         |
|                                                                                                                |  | DRAINAGE                                                                   |          | VIEW    | COMMUNITY |                                                                 |      |           |          |                             |         |
|                                                                                                                |  | SUPPLEMENTAL DATA                                                          |          |         |           |                                                                 |      |           |          |                             |         |
|                                                                                                                |  | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |          |         |           | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |      |           |          |                             |         |
|                                                                                                                |  |                                                                            |          |         |           | Total                                                           |      |           |          | 277,700                     | 277,700 |

| RECORD OF OWNERSHIP                                                       |  | BK-VOL/PAGE | SALE DATE | Q/U        | V/I | SALE PRICE | VC      | PREVIOUS ASSESSMENTS (HISTORY) |      |         |          |      |         |          |      |         |          |
|---------------------------------------------------------------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|------|---------|----------|------|---------|----------|------|---------|----------|
| MCCABE PAUL R<br>MCCABE PAUL R + LYNDAG,<br>SNYDER EDWARD R +<br>MCCARTHY |  | 12098       | 0592      | 01-15-2002 | U   | I          | 1       | 1A                             | Year | Code    | Assessed | Year | Code    | Assessed | Year | Code    | Assessed |
|                                                                           |  | 07978       | 0466      | 03-19-1992 | U   | I          | 125,000 |                                | 2022 | 101     | 124,800  | 2021 | 101     | 119,400  | 2020 | 101     | 112,900  |
|                                                                           |  | 06469       | 0044      | 04-30-1987 | U   | I          | 125,000 |                                |      | 101     | 115,800  |      | 101     | 107,000  |      | 101     | 107,000  |
|                                                                           |  | 05676       | 0218      | 08-30-1984 | U   | I          | 71,500  |                                |      | 101     | 9,100    |      | 101     | 9,100    |      | 101     | 9,100    |
|                                                                           |  |             |           |            |     |            |         | Total                          |      | 249,700 | Total    |      | 235,500 | Total    |      | 229,000 |          |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |      |        | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |          |
|------------|------|-------------|--------|-------------------|-------------|------|--------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|----------|
| Year       | Code | Description | Amount | Code              | Description | YEAR | Amount |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  | Comm Int |
|            |      |             |        |                   |             |      |        |                                                                     | <div>APPRaised VALUE SUMMARY</div> <div>Appraised BLDG. Value (Card)140,100</div> <div>Appraised Xf (B) Value (Bldg)0</div> <div>Appraised Ob (B) Value (Bldg)9,100</div> <div>Appraised Land Value (Bldg)128,500</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value277,700</div> <div>Valuation MethodC</div> <div>Adjustment</div> <div>Net Total Appraised Parcel Value277,700</div> |  |  |  |  |  |  |  |  |          |
| Total      |      |             | 0.00   |                   |             |      |        |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |          |

| ASSESSING NEIGHBORHOOD |  |           |  |         |  |       |  |
|------------------------|--|-----------|--|---------|--|-------|--|
| Nbhd                   |  | Nbhd Name |  | Tracing |  | Batch |  |
| 0001                   |  |           |  | 101     |  | MG    |  |

| NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
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|       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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 |  |  |  |
| 126                    | 06-16-2009 | 11   | POOL        | 3,560  |           | 0      |           | REPLACE EXISTIN | 04-30-2018 |                        |    | 333 | 2  | MEASURED       |  |  |  |
| 123                    | 05-31-1996 | MN   | Manual Note | 13,000 |           |        |           | ADDITION        | 02-09-2010 |                        |    | 316 | 15 | PERMIT VISIT   |  |  |  |
| 341                    | 12-01-1994 | MN   | Manual Note | 5,000  |           |        |           | SID-WINDOW      | 05-26-2005 |                        |    | 311 | 3  | MEAS+INSPCTD   |  |  |  |
|                        |            |      |             |        |           |        |           |                 | 01-03-2000 |                        |    | 250 | 22 | MAILER SENT    |  |  |  |
|                        |            |      |             |        |           |        |           |                 | 11-18-1999 |                        |    | 250 | 2  | MEASURED       |  |  |  |
|                        |            |      |             |        |           |        |           |                 | 12-31-1996 |                        |    | 200 | 3  | MEAS+INSPCTD   |  |  |  |
|                        |            |      |             |        |           |        |           |                 | 02-14-1995 |                        |    | 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   |   |        |       | 25,000 SF  | 4.28       | 1.200                        | 7    | LAND  | 1.00    | MG      | 1.00 |       |                  | 0 |  | 1.000  | 5.14          | 128,500    |  |         |
| Total Card Land Units       |        |             |      |   |        |       | 0.57       | AC         | Parcel Total Land Area: 0.57 |      |       |         |         |      |       | Total Land Value |   |  |        |               |            |  | 128,500 |

| 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     |             |
| 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                   | 120.64      |             |
| Interior Floor 2    | 3    | HARDWOOD    | RCN                             | 222,387     |             |
| Heat Fuel           | 2    | GAS         | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A  | Year Built                      | 1960        |             |
| AC Type             | 03   | FULL        | 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                           | 140,100     |             |
| FBM Sqft            |      |             | Dep % Ovr                       |             |             |
| FBM Quality         |      |             | 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 |
| 03                                                                 | GARAGE      | OB | Outbuildi | L   | 440   | 28.18      | 1960   | 60 | 0.00 | AV   | A   | 1.00 | 7,400      |
| 07                                                                 | POOL A-C    | OB | Outbuildi | L   | 24    | 69.00      | 2009   | 60 | 0.00 | AV   | A   | 1.00 | 1,000      |
| 22                                                                 | WOOD DK     |    |           | L   | 48    | 9.20       | 1999   | 60 | 0.00 | AV   | A   | 1.00 | 300        |
| 02                                                                 | SHED/FR     |    |           | L   | 80    | 7.48       | 2010   | 60 | 0.00 | AV   | A   | 1.00 | 400        |

| BUILDING SUB-AREA SUMMARY SECTION |              |        |       |          |           |                |  |
|-----------------------------------|--------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description  | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT     | 0      | 1,040 |          | 26.29     | 27,338         |  |
| CFL                               | CATHEDRAL CE | 320    | 320   |          | 135.54    | 43,373         |  |
| FFL                               | 1ST FLOOR    | 1,062  | 1,062 |          | 131.43    | 139,583        |  |
| OPF                               | OPEN PORCH   | 0      | 15    |          | 17.52     | 263            |  |
| WDK                               | WOOD DECK    | 0      | 450   |          | 26.29     | 11,829         |  |
| Ttl Gross Liv / Lease Area        |              | 1,382  | 2,887 |          |           | 222,387        |  |

