

Property Location

73 EAST CIRCLE DR

Map ID

47/ 19/ 23/ /

Bldg Name

State Use

101

Vision ID

3712

Account #

3776

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:32:29 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SCHUHLEN KEITH 73 EAST CIRCLE DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	146500	146,500													
					RES LAND	101	136200	136,200													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	13200	13,200													
SUPPLEMENTAL DATA						Total				295,900	295,900										
GIS ID F_385707_2855322		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
SCHUHLEN KEITH SINGH ARMINDER + AMIELAND, ROY ROBERT C + JANINE F		13391	0002	07-16-2003	U	I	140,000	2023	101	134,900	2022	101	121,000	2021	101	116,300					
		09542	0069	07-01-1996	U	I	145,000		101	123,800	101	111,700	101	103,400							
		02623	0414	08-08-1958	U	I	0		101	11,100	101	11,100	101	11,100							
		Total							269,800		Total		243,800		Total		230,800				
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																					
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)								146,500					
0001				101		MG		Appraised Xf (B) Value (Bldg)								0					
								Appraised Ob (B) Value (Bldg)								13,200					
								Appraised Land Value (Bldg)								136,200					
								Special Land Value								0					
								Total Appraised Parcel Value								295,900					
								Valuation Method								C					
								Adjustment													
								Net Total Appraised Parcel Value								295,900					
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							
201902602	08-06-2019	62	SOLAR	34,000	05-27-2020	100	10-21-2019	REMODEL MK CHAP PORCH	05-27-2020			400	15	PERMIT VISIT							
149A	01-01-1984	MN	Manual Note						05-14-2018				333	3	MEAS+INSPCTD						
149	01-01-1984	MN	Manual Note						09-30-2010				311	3	MEAS+INSPCTD						
114	01-01-1983	MN	Manual Note						09-16-2010				317	2	MEASURED						
									09-03-2002				274	3	MEAS+INSPCTD						
								06-16-1992				107	3	MEAS+INSPCTD							
								03-27-1990				105	16	FIELDREV CHG							
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				15,733 SF	7.22	1.200	7	LAND	1.00	MG	1.00			0		1.000	8.66	136,200
Total Card Land Units							0.36	AC	Parcel Total Land Area:				0.36	Total Land Value							136,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	134.57	
Interior Floor 2	5	LINO/VINYL	RCN	257,044	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1958	
AC Type	03	FULL	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	7		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	57	
Extra Kitchen St			RCNLD	146,500	
FBM Sqft	547		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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	536	32.00	1963	60	0.00	AV	A	1.00	10,300
07	POOL A-C	OB	Outbuildi	L	16	69.00	2008	60	0.00	AV	A	1.00	700
22	WOOD DK			L	240	15.00	2008	60	0.00	AV	A	1.00	2,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		31.37	28,613	
EFB	ENCL PORCH	0	170		78.61	13,363	
FFL	1ST FLOOR	912	912		157.21	143,379	
HST	HALF STORY	456	912		78.61	71,689	
Ttl Gross Liv / Lease Area		1,368	2,906			257,044	

