

State Use 101
Print Date 11/14/2023 10:38:31

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
EDANDISON SAMUEL 21 SCHUYLER DR EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		197700		197,700																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		88500		88,500																							
												RESIDNTL.		101		500		500																							
				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#																																	
GIS ID F_375656_2845045														Total		286,700		286,700																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
EDANDISON SAMUEL MCCAIN DEBORAH J MURPHY,RYAN NELSON,MICHAEL C & CAVANAUGH JOAN M,				24658 0191		07-28-2022		Q		I		325,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				16595 0136		03-30-2007		U		I		233,000		1		2023		101		181,900		2022		101		168,700		2021		101		161,900									
				14747 0224		01-05-2005		U		I		193,515						101		80,400				101		73,100		101		67,700											
				10381 0024		07-27-1998		U		I		125,000						101		300				101		300		101		300											
				08842 0449		05-27-1994		U		I		114,900				Total		262,600		Total		242,100		Total		229,900															
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																APPRaised VALUE SUMMARY																					
																				Appraised BLDG. Value (Card)										197,700											
																				Appraised Xf (B) Value (Bldg)										0											
																				Appraised Ob (B) Value (Bldg)										500											
																				Appraised Land Value (Bldg)										88,500											
																				Special Land Value										0											
																				Total Appraised Parcel Value										286,700											
																				Valuation Method										C											
																				Adjustment																					
																				Net Total Appraised Parcel Value										286,700											
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													
B-23-318		05-02-2023		12		REROOF		8,000				0				DWELLING		12-04-2015						317		3		MEAS+INSPCTD													
B-23-25		01-13-2023		91		INSULATION		2,600				0						04-28-2004						318		14		INSPECTED													
89		05-01-1993		MN		Manual Note		61,500										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		21.69		1.000		4		LAND		1.00		NF		1.00				0		1.000		21.69		88,500			
Total Card Land Units														0.09		AC		Parcel Total Land Area: 0.09												Total Land Value										88,500	

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	140.23	
Interior Floor 2			RCN	238,186	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
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	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	197,700	
FBM Sqft	462		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	64	12.00	2000	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	660		32.38	21,374	
FFL	1ST FLOOR	660	660		161.92	106,868	
PAT	PATIO	0	380		8.10	3,077	
SFL	2ND FLOOR	660	660		161.92	106,868	
Ttl Gross Liv / Lease Area		1,320	2,360			238,186	

