

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
SCHROETER ROBERT J 477 MAIN ST WILBRAHAM MA 01095 GIS ID F_376091_2856231												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	131900			131,900							
												RES LAND		101	86100			86,100							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400			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						218,400			218,400						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
SCHROETER ROBERT J CDB REALTY LLC MULTICULTURAL COMMUNITY,				22886	0583	10-04-2019	Q	I	140,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				17982	0093	09-10-2009	U	I	132,000		1K	2024	101	121,500	2023	101	111,200	2022	101	97,200					
				05707	0021	10-29-1984	U	I	58,000				101	86,100		101	78,200		101	71,100					
				Total								Total	207,600	Total		189,400		Total		168,300					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value											
		Total																							
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name				Tracing		Batch																	
0001						101		MF																	
NOTES																									
PARCEL A																									
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								
166	07-22-1997	MN	Manual Note		10,000			100		ADDITION		03-18-2024			334	2	MEASURED								
												01-20-2017			119	2	MEASURED								
												07-02-2004			328	14	INSPECTED								
												06-30-2004			328	16	FIELDREV CHG								
												06-15-2004			303	13	MISSED APPT								
												06-15-2004			303	2	MEASURED								
												01-13-1998			200	2	MEASURED								
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	RB				15,100	SF	7.50	0.760	3	LAND	1.00	MF	1.00			0		1.000	5.7	86,100			
Total Card Land Units							0.35	AC	Parcel Total Land Area:			0.35	Total Land Value										86,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	115.56	
Interior Floor 2	4	CARPET	RCN	231,319	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St	N	NONE	RCNLD	131,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		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
01	SHED/MTL			L	64	10.00	2022	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	864		25.45	21,988	
EFP	ENCL PORCH	0	228		63.55	14,489	
FFL	1ST FLOOR	864	864		127.10	109,813	
OPF	OPEN PORCH	0	39		13.04	508	
TQS	3/4 STORY	648	864		95.32	82,360	
WDK	WOOD DECK	0	84		25.72	2,161	
Ttl Gross Liv / Lease Area		1,512	2,943			231,319	

