

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 11/20/2025 12:08:27																															
CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
SCHUHLEN KEITH 73 EAST CIRCLE DR EAST LONGMEADOW MA 01028										Description		Code		Appraised		Assessed																									
		TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		173500		173,500																									
										RES LAND		101		136200		136,200																									
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		13200		13,200																									
SUPPLEMENTAL DATA																																									
Alt Prcl ID				Received																																					
SP Permit				HO:HO				NIA																																	
Chapter Land								Field 8																																	
OC Dates								Field 9																																	
In+Ex FY								Field 10																																	
Mailed								Assoc Pid#																																	
GIS ID		F_385707_2855322		Total														322,900		322,900																					
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				Year		Code		Assessed		Year		Code		Assessed													
				09542		0069		07-01-1996		U		I		145,000				2025		101		158,100		2024		101		146,500													
				02623		0414		08-08-1958		U		I		0						101		136,200		2023		101		123,800													
																				101		13,200				101		11,100													
Total																		Total		307,500		Total		295,900		Total		269,800													
EXEMPTIONS				OTHER ASSESSMENTS																																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																							
																		APPRAISED VALUE SUMMARY																							
																		Appraised BLDG. Value (Card)						173,500																	
																		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						322,900																	
																		Valuation Method						C																	
																		Adjustment																							
																		Net Total Appraised Parcel Value						322,900																	
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				05-27-2020						400		15		PERMIT VISIT													
149A		01-01-1984		MN		Manual Note										REMODEL		05-14-2018						333		3		MEAS+INSPCTD													
149		01-01-1984		MN		Manual Note										MK CHAP		09-30-2010						311		3		MEAS+INSPCTD													
114		01-01-1983		MN		Manual Note										PORCH		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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	163.56	
Interior Floor 2	5	LINO/VINYL	RCN	304,443	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1958	
AC Type	03	FULL	Effective Year Built	1982	
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	173,500	
FBM Sqft	547		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues			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		37.16	33,889
EFP	ENCL PORCH	0	170		93.10	15,827
FFL	1ST FLOOR	912	912		186.20	169,818
HST	HALF STORY	456	912		93.10	84,909
Ttl Gross Liv / Lease Area		1,368	2,906			304,443

