

Property Location: 41 CEDAR HILL RD  
Vision ID: 421

Account #430

MAP ID:15/ 46/ 44/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/25/2014 23:57

| CURRENT OWNER                                                                                        |  | TOPO. | UTILITIES                                                                                    | STRT./ROAD | LOCATION | CURRENT ASSESSMENT |      |                 |                | <div>1006<br/>AST LONGMEADOW, MA<br/><br/><b>VISION</b></div> |         |
|------------------------------------------------------------------------------------------------------|--|-------|----------------------------------------------------------------------------------------------|------------|----------|--------------------|------|-----------------|----------------|---------------------------------------------------------------|---------|
| WARD NANCY A<br><br>41 CEDAR HILL RD<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners:          |  |       | 1 TYPCL                                                                                      |            |          | Description        | Code | Appraised Value | Assessed Value |                                                               |         |
|                                                                                                      |  |       |                                                                                              |            |          | RESIDENTL.         | 101  | 94,600          | 94,600         |                                                               |         |
|                                                                                                      |  |       |                                                                                              |            |          | RES LAND           | 101  | 78,200          | 78,200         |                                                               |         |
|                                                                                                      |  |       |                                                                                              |            |          | RESIDENTL.         | 101  | 100             | 100            |                                                               |         |
| SUPPLEMENTAL DATA                                                                                    |  |       |                                                                                              |            |          | Total              |      |                 |                | 172,900                                                       | 172,900 |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_378745_2851267 |  |       | Received<br>Prior ID<br>Owner Occ<br>Final Area 1200<br>Current Ac. .23242<br><br>ASSOC PID# |            |          |                    |      |                 |                |                                                               |         |

| RECORD OF OWNERSHIP |  | BK-VOL/PAGE | SALE DATE  | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) |      |                |         |        |                |        |         |                |
|---------------------|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|---------|--------|----------------|--------|---------|----------------|
| WARD NANCY A        |  | 02929/ 0344 | 01/15/1963 | U   | I   |            | 0    | Yr.                            | Code | Assessed Value | Yr.     | Code   | Assessed Value | Yr.    | Code    | Assessed Value |
|                     |  |             |            |     |     |            |      | 2014                           | B    | 86,600         | 2013    | B      | 89,600         | 2012   | B       | 94,700         |
|                     |  |             |            |     |     |            |      | 2014                           | L    | 80,600         | 2013    | L      | 80,600         | 2012   | L       | 84,200         |
|                     |  |             |            |     |     |            |      | Total:                         |      |                | 167,200 | Total: | 170,200        | Total: | 178,900 |                |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        | This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |            |  |  |  |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---------------------------------------------------------------------|--|--|--|------------|--|--|--|
| Year       | Type | Description | Amount | Code              | Description | Number | Amount |                                                                     |  |  |  | Comm. Int. |  |  |  |
|            |      |             |        |                   |             |        |        |                                                                     |  |  |  |            |  |  |  |
| Total:     |      |             |        |                   |             |        |        |                                                                     |  |  |  |            |  |  |  |

| ASSESSING NEIGHBORHOOD |  |           |  |                   | Appraised Bldg. Value (Card) 94,600<br>Appraised XF (B) Value (Bldg) 0<br>Appraised OB (L) Value (Bldg) 100<br>Appraised Land Value (Bldg) 78,200<br>Special Land Value 0<br><br>Total Appraised Parcel Value 172,900<br>Valuation Method: C<br><br>Adjustment: 0<br><br>Net Total Appraised Parcel Value 172,900 |  |  |  |         |       |
|------------------------|--|-----------|--|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---------|-------|
| NBHD/ SUB              |  | NBHD Name |  | Street Index Name |                                                                                                                                                                                                                                                                                                                   |  |  |  | Tracing | Batch |
| 0001/A                 |  |           |  |                   |                                                                                                                                                                                                                                                                                                                   |  |  |  | 101     | MA    |

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

| 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                                                    |  |
| 7                      | 01/01/1992 | MN   | Manual Note | 8,000  |            | 0       |            | PORCH    | 04/27/2004<br>04/02/2004<br>03/09/2004<br>02/15/1993<br>04/14/1992 |                       |    | 318<br>250<br>311<br>131<br>131 | 14<br>22<br>2<br>15<br>14 | INSPECTED<br>MAILER SENT<br>MEASURED<br>PERMIT VISIT<br>INSPECTED |  |

| LAND LINE VALUATION SECTION |          |                 |      |    |                         |       |        |            |           |        |           |           |         |      |            |                 |           |            |                 |                   |        |        |
|-----------------------------|----------|-----------------|------|----|-------------------------|-------|--------|------------|-----------|--------|-----------|-----------|---------|------|------------|-----------------|-----------|------------|-----------------|-------------------|--------|--------|
| B #                         | Use Code | Use Description | Zone | D  | Front                   | Depth | Units  | Unit Price | I. Factor | S.A.   | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing |           | S Adj Fact | Adj. Unit Price | Land Value        |        |        |
|                             |          |                 |      |    |                         |       |        |            |           |        |           |           |         |      |            | Spec Use        | Spec Calc |            |                 |                   |        |        |
| 1                           | 101      | ONE FAM         | RC   |    |                         |       | 10,124 | SF         | 7.72      | 1.0000 | 5         | 1.0000    | 1.00    | MA   | 1.00       |                 |           |            | 1.00            | 7.72              | 78,200 |        |
| Total Card Land Units:      |          |                 | 0.23 | AC | Parcel Total Land Area: |       |        | 0.23       | AC        |        |           |           |         |      |            |                 |           |            |                 | Total Land Value: |        | 78,200 |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |
| Style               | 19   |     | RANCH       | #Heat Sys                       | 1           |     |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0           |     | NONE        |
| Grade               | C    |     | AVERAGE     | FBM Sqft                        | 504         |     |             |
| Stories             | 1.00 |     | 1 Story     | Int vs Ext                      | S           |     |             |
| Foundation          | 2    |     | CONC BLOCK  | MIXED USE                       |             |     |             |
| Exterior Wall 1     | 4    |     | VINYL       | Code                            | Description |     | Percentage  |
| Exterior Wall 2     |      |     |             | 101                             | ONE FAM     |     | 100         |
| Roof Structure      | 1    |     | GABLE       |                                 |             |     |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |     |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |     |             |
| Interior Wall 2     |      |     |             | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 1    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             |     | 101.75      |
| Interior Floor 2    | 6    |     | CERAMIC TL  |                                 |             |     |             |
| Heat Fuel           | 2    |     | GAS         |                                 |             |     |             |
| Heat Type           | 1    |     | FORCED H/A  | Replace Cost                    |             |     | 143,265     |
| AC Type             | 03   |     | Full        | AYB                             |             |     | 1963        |
| Bedrooms            | 3    |     |             | EYB                             |             |     | 1980        |
| Full Baths          | 1    |     |             | Dep Code                        |             |     | AG          |
| Half Baths          | 0    |     |             | Remodel Rating                  |             |     |             |
| Extra Fixtures      | 0    |     |             | Year Remodeled                  |             |     |             |
| Total Rooms         | 6    |     |             | Dep %                           |             |     | 34          |
| Bath Style          | A    |     | AVERAGE     | Functional Obslnc               |             |     |             |
| Kitchen Style       | A    |     | AVERAGE     | External Obslnc                 |             |     |             |
| Kitchens            | 1    |     |             | Cost Trend Factor               |             |     | 1           |
| Extra Kitchens      | 0    |     |             | Condition                       |             |     |             |
| Frame               | 1    |     | WOOD        | % Complete                      |             |     |             |
| Basement Floor      | 12   |     |             | Overall % Cond                  |             |     | 66          |
| Bsmt Garage         |      |     |             | Apprais Val                     |             |     | 94,600      |
| Units               | 1    |     |             | Dep % Ovr                       |             |     | 0           |
| WS Flues            |      |     |             | Dep Ovr Comment                 |             |     |             |
| FBM Quality         | 1    |     |             | Misc Imp Ovr                    |             |     | 0           |
| Fireplaces          | 1    |     |             | Misc Imp Ovr Comment            |             |     |             |
|                     |      |     |             | Cost to Cure Ovr                |             |     | 0           |
|                     |      |     |             | Cost to Cure Ovr Comment        |             |     |             |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |             |     |              |     |       |            |      |     |       |     |      |           |
|----------------------------------------------------------------|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code                                                           | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr   | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| 02                                                             | SHED/FR     |     |              | L   | 48    | 7.48       | 1967 | A   |       | PR  | 30   | 100       |

| BUILDING SUB-AREA SUMMARY SECTION |              |             |            |           |           |                 |  |
|-----------------------------------|--------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description  | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT     | 0           | 1,008      |           | 20.39     | 20,554          |  |
| CFL                               | CATHEDRAL CE | 192         | 192        |           | 104.93    | 20,147          |  |
| FFL                               | 1ST FLOOR    | 1,008       | 1,008      |           | 101.75    | 102,565         |  |
| Ttl. Gross Liv/Lease Area:        |              | 1,200       | 2,208      | 1,408     |           | 143,265         |  |

