

Property Location: 30 CEDAR HILL RD

Account #400

MAP ID: 15/ 24/ 50/ /

Bldg Name:

State Use: 101

Vision ID: 391

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/30/2016 15:27

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																
MCLEAN JAMES MCLEAN SHARON M 30 CEDAR HILL RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value										
											RESIDENTL.		101						95,400		95,400										
											RES LAND		101						80,100		80,100										
											RESIDENTL.		101		1,500		1,500														
SUPPLEMENTAL DATA																															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378465_2851412							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																								
											Total				177,000		177,000														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
MCLEAN JAMES FORTUNE GARY P + CHERYL E				07748/ 0248 05551/ 0001		07/08/1991 12/30/1983		U	I	125,500 64,500		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
													2016	101	94,400		2015	101	94,400		2014	B	92,300								
													2016	101	77,700		2015	101	77,700		2014	L	80,300								
													2016	101	1,500		2015	101	1,500		2014	O	1,900								
													Total:		173,600		Total:		173,600		Total:		174,500								
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																															
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch																	
0001/A										101				MA																	
NOTES																															
															Appraised Bldg. Value (Card) 95,400																
															Appraised XF (B) Value (Bldg) 0																
															Appraised OB (L) Value (Bldg) 1,500																
															Appraised Land Value (Bldg) 80,100																
															Special Land Value 0																
															Total Appraised Parcel Value 177,000																
															Valuation Method: C																
															Adjustment: 0																
															Net Total Appraised Parcel Value 177,000																
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								
191		07/29/2003		7	REMODEL			16,900				0			OC 9/25/2003		11/03/2016 04/02/2004 03/05/2004 02/03/2004 04/01/1992				317 250 311 311 107	2 22 2 14 22	MEASURED MAILER SENT MEASURED INSPECTED MAILER SENT								
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				
1	101	ONE FAM			RC				9,018	SF	8.62	1.0300	5	1.0000	1.00	MA	1.00							1.00	8.88	80,100					
Total Card Land Units:									0.21	AC	Parcel Total Land Area:									0.21	AC	Total Land Value:									80,100

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		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		98.12	
Heat Fuel	2		GAS	Replace Cost		153,853	
Heat Type	1		FORCED H/A	AYB		1965	
AC Type	03		FULL	EYB		1976	
Bedrooms	3			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		38	
Total Rooms	6			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		62	
Basement Floor	12		CONCRETE	Apprais Val		95,400	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
07	POOL A-C	OB	Outbuilding	L	21	69.00	2003	A		GD	70	1,000
02	SHED/FR			L	96	7.48	2000	A		GD	70	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,120		19.62	21,979	
FFL	1ST FLOOR	1,288	1,288		98.12	126,379	
WDK	WOOD DECK	0	399		13.77	5,495	
Ttl. Gross Liv/Lease Area:		1,288	2,807	1,568		153,853	

