

Property Location

38 CEDAR HILL RD

Map ID

15/ 27/ 48/ /

Bldg Name

State Use

101

Vision ID

394

Account #

403

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 9:39:29 A

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|-------------------------|--------------------------------------------|----------|---------|---------|----------------|-------|-----------------|------------------|---------------|------------|--------|--|--------|
| CURRENT OWNER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |                         | <div>1006</div> <div>EAST LONGMEADOW</div> |          |         |         |                |       |                 |                  |               |            |        |  |        |
| VOLKER CHRISTOPHER E<br>VOLKER MELISSA D<br>38 CEDAR HILL RD<br><br>EAST LONGMEADOW MA 01028                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed                |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 155100                                                              | 155,100                 |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 84400                                                               | 84,400                  |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 500                                                                 | 500                     |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |            |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| GIS ID F_378628_2851428                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                                                                            |                   |            |             | Total                                                           |            |                                                                     |                         | 240,000                                    | 240,000  |         |         |                |       |                 |                  |               |            |        |  |        |
| RECORD OF OWNERSHIP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| VOLKER CHRISTOPHER E<br>KLEIN PAUL E + CHRISTINE M,<br>KLEIN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            | 14448                                                                      | 0224              | 08-27-2004 | U           | I                                                               | 212,000    |                                                                     | Year                    | Code                                       | Assessed | Year    | Code    | Assessed       | Year  | Code            | Assessed         |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            | 6516                                                                       | 0260              | 06-09-1987 | U           | I                                                               | 125,000    |                                                                     | 2019                    | 101                                        | 153,800  | 2018    | 101     | 142,700        | 2017  | 101             | 140,600          |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            | 05129                                                                      | 0107              | 06-29-1981 | U           | I                                                               | 0          |                                                                     |                         | 101                                        | 82,000   |         | 101     | 82,000         |       | 101             | 80,100           |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         | 101                                        | 500      |         | 101     | 500            |       | 101             | 500              |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            | Total                                                                      |                   |            |             |                                                                 |            | Total                                                               |                         | 236300                                     | Total    |         | 225200  | Total          |       | 221200          |                  |               |            |        |  |        |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                                                            | 0.00              |            |             |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| ASSESSING NEIGHBORHOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| Nbhd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            | Nbhd Name                                                                  |                   | B          |             | Tracing                                                         |            | Batch                                                               |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| 0001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                                                            |                   |            |             | 101                                                             |            | MA                                                                  |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| NC REMOVED AFTER THREE ATTEMPTS.<br>ASSUMED COMPLETE. PLANS SHOWS 4FIX BTH<br>W/2BEDRMS ON 2ND FLR ADDITION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| <div> <div>Appraised BLDG. Value (Card)</div> <div>155,100</div> </div> <div> <div>Appraised Xf (B) Value (Bldg)</div> <div>0</div> </div> <div> <div>Appraised Ob (B) Value (Bldg)</div> <div>500</div> </div> <div> <div>Appraised Land Value (Bldg)</div> <div>84,400</div> </div> <div> <div>Special Land Value</div> <div>0</div> </div> <div> <div>Total Appraised Parcel Value</div> <div>240,000</div> </div> <div> <div>Valuation Method</div> <div>C</div> </div> <div> <div>Adjustment</div> <div></div> </div> <div> <div>Net Total Appraised Parcel Value</div> <div>240,000</div> </div> |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| BUILDING PERMIT RECORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                         |                                            |          |         |         |                |       |                 |                  |               |            |        |  |        |
| Permit Id                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Issue Date | Type                                                                       | Description       | Amount     | Insp Date   | % Comp                                                          | Date Comp  | Comments                                                            | Date                    | Type                                       | Is       | Id      | Cd      | Purpose/Result |       |                 |                  |               |            |        |  |        |
| 59                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 03-06-2008 | 4                                                                          | ADDITION          | 85,600     |             |                                                                 |            | OC 10/21/2008                                                       | 07-08-2019              |                                            | 1        | 334     | 3       | MEAS+INSPCTD   |       |                 |                  |               |            |        |  |        |
| 239                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 01-01-1986 | MN                                                                         | Manual Note       |            |             |                                                                 |            | POOL A                                                              | 12-03-2010              |                                            |          | 317     | 15      | PERMIT VISIT   |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 12-03-2010              |                                            |          | 317     | 15      | PERMIT VISIT   |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 12-03-2009              |                                            |          | 317     | 15      | PERMIT VISIT   |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 12-12-2008              |                                            |          | 317     | 15      | PERMIT VISIT   |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 04-26-2004              |                                            |          | 319     | 14      | INSPECTED      |       |                 |                  |               |            |        |  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 04-02-2004              |                                            |          | 250     | 22      | MAILER SENT    |       |                 |                  |               |            |        |  |        |
| 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                                                                    | RC                |            |             |                                                                 | 9,020 SF   | 9.36                                                                | 1.000                   | 5                                          | LAND     | 1.00    | MA      | 1.00           |       |                 | 0                | 1.000         | 9.36       | 84,400 |  |        |
| Total Card Land Units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                                                            |                   |            |             |                                                                 | 0.207      | AC                                                                  | Parcel Total Land Area: |                                            |          |         |         |                |       | 0.2071          | Total Land Value |               |            |        |  | 84,400 |

| 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          | 2    | CONC BLOCK  | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description |             |
| Exterior Wall 2     |      |             | 101                             | ONE FAM     | 100         |
| Roof Structure      | 1    | GABLE       |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     | COST / MARKET VALUATION         |             |             |
| Interior Wall 2     |      |             | Adj Base Rate                   | 89.60       |             |
| Interior Floor 1    | 3    | HARDWOOD    | RCN                             | 221,610     |             |
| Interior Floor 2    |      |             | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS         | Year Built                      | 1963        |             |
| Heat Type           | 1    | FORCED H/A  | Effective Year Built            | 1988        |             |
| AC Type             | 03   | FULL        | Depreciation Code               | GD          |             |
| Bedrooms            | 4    |             | Remodel Rating                  |             |             |
| Full Baths          | 2    |             | Year Remodeled                  |             |             |
| Half Baths          | 1    |             | Depreciation %                  | 30          |             |
| Extra Fixtures      | 1    |             | Functional Obsol                |             |             |
| Total Rooms         | 8    |             | External Obsol                  |             |             |
| Bath Style          | G    | GOOD        | Cost Trend Factor               | 1           |             |
| Half Bath Style     | A    | AVERAGE     | Condition                       |             |             |
| Kitchens            | 1    |             | % Complete                      |             |             |
| Kitchen Style       | A    | AVERAGE     | Overall % Condition             | 70          |             |
| Extra Kitchens      | 0    |             | RCNLD                           | 155,100     |             |
| Extra Kitchen St    |      |             | Dep % Ovr                       |             |             |
| FBM Sqft            |      |             | Dep Ovr Comment                 |             |             |
| FBM Quality         |      |             | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr Comment            |             |             |
| WS Flues            |      |             | Cost to Cure Ovr                |             |             |
| Central Vac         | 0    | NO          | Cost to Cure Ovr Comment        |             |             |
| Frame               | 1    | WOOD        |                                 |             |             |

| 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   | 112   | 7.48       | 1965   | 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      | 1,144 |          | 21.34     | 24,410         |
| EFB                               | ENCL PORCH  | 0      | 112   |          | 32.36     | 3,624          |
| FFL                               | 1ST FLOOR   | 1,144  | 1,144 |          | 106.59    | 121,944        |
| SFL                               | 2ND FLOOR   | 672    | 672   |          | 106.59    | 71,632         |
| Ttl Gross Liv / Lease Area        |             | 1,816  | 3,072 | 2,079    |           | 221,610        |

