

Property Location

16 CEDAR HILL RD

Map ID

15/ 21/ 53/ /

Bldg Name

State Use

101

Vision ID

388

Account #

397

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:11:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KELLMAN ROGER J KELLMAN MAUREEN M 16 CEDAR HILL RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	145500	145,500													
					RES LAND	101	106100	106,100													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	400	400													
SUPPLEMENTAL DATA					Total					252,000	252,000										
GIS ID		F_378211_2851471		Mailed		Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KELLMAN ROGER J WHALEN EDWARD J	07294	0409	10-16-1989	U	I	136,500		Year	Code	Assessed	Year	Code	Assessed								
	03813	0461	06-20-1973	U	I	0		2022	101	130,400	2021	101	124,800								
									101	96,400		101	89,200								
									101	400		101	400								
Total								227,200	Total	214,400	Total	207,800									
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									APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)				145,500									
0001				101		MA		Appraised Xf (B) Value (Bldg)				0									
NOTES 71 ADDITION OF 320 SF FFL								Appraised Ob (B) Value (Bldg)				400									
								Appraised Land Value (Bldg)				106,100									
								Special Land Value				0									
								Total Appraised Parcel Value				252,000									
								Valuation Method				C									
								Adjustment													
								Net Total Appraised Parcel Value				252,000									
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							
202102105	06-15-2021	91	INSULATION	1,666	05-23-2014	0	05-23-2014	20` X 16` REPLACE BLOWN-IN	05-23-2014			317	15	PERMIT VISIT							
201803271	12-06-2018	91	INSULATION	4,300		0			06-07-2013			317	15	PERMIT VISIT							
201302144	06-11-2013	17	DECK	3,000		100			06-01-2012			317	15	PERMIT VISIT							
201202832	08-06-2012	91	INSULATION	1,388					04-15-2004			319	14	INSPECTED							
201201348	03-29-2012	12	REROOF	4,500					04-02-2004			250	22	MAILER SENT							
226	08-28-2001	9	ALTERATION	500				BUILD PARTITION	03-05-2004			311	2	MEASURED							
									02-05-2002			274	15	PERMIT VISIT							
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				22,424 SF	4.73	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.73	106,100
Total Card Land Units							0.51	AC	Parcel Total Land Area: 0.51							Total Land Value				106,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	119.26	
Interior Floor 2	4	CARPET	RCN	230,966	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	145,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
02	SHED/FR			L	80	7.48	2006	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	1,144		26.45	30,258	
FFL	1ST FLOOR	1,464	1,464		132.13	193,441	
WDK	WOOD DECK	0	276		26.33	7,267	
Ttl Gross Liv / Lease Area		1,464	2,884			230,966	

