

Property Location

30 CEDAR HILL RD

Map ID

15/ 24/ 50/ /

Bldg Name

State Use

101

Vision ID

391

Account #

400

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:12:17

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
MCLEAN JAMES MCLEAN SHARON M 30 CEDAR HILL RD EAST LONGMEADOW MA 01028 GIS ID F_378465_2851412		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	139600	139,600											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	100300	100,300											
										RESIDNTL.	101	1300	1,300											
		SUPPLEMENTAL DATA								Total				241,200	241,200									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MCLEAN JAMES FORTUNE GARY P + CHERYL E		07748 05551		0248 0001		07-08-1991 12-30-1983		U U		I I		125,500 64,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2022	101	125,000	2021	101	119,800	2020	101	102,700		
															101	91,200		101	84,400		101	84,400		
																	101	1,300		101	1,300		101	1,300
														Total		217,500	Total		205,500	Total		188,400		
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)				139,600		
0001				101		MA												Appraised Xf (B) Value (Bldg)				0		
																		Appraised Ob (B) Value (Bldg)				1,300		
																		Appraised Land Value (Bldg)				100,300		
																		Special Land Value				0		
																		Total Appraised Parcel Value				241,200		
																		Valuation Method				C		
																		Adjustment						
																		Net Total Appraised Parcel Value				241,200		
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										
201902559 191	08-01-2019 07-29-2003	21 7	SIDING REMODEL	10,300 16,900	07-07-2020	100	07-07-2020	OC 9/25/2003	07-07-2020 11-03-2016 04-02-2004 03-05-2004 02-03-2004 04-01-1992 07-25-1991			400 317 250 311 311 107 131	15 2 22 2 14 22 2	PERMIT VISIT MEASURED MAILER SENT MEASURED INSPECTED MAILER SENT MEASURED										
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				9,018 SF	11.12	1.000	5	LAND	1.00	MA	1.00		0		1.000	11.12	100,300				
Total Card Land Units							0.21	AC	Parcel Total Land Area: 0.21							Total Land Value					100,300			

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	1.00	
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	123.23	
Interior Floor 2			RCN	221,628	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	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	6		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	139,600	
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
07	POOL A-C	OB	Outbuildi	L	21	69.00	2003	60	0.00	AV	A	1.00	900
02	SHED/FR			L	96	7.48	2000	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	1,120		27.79	31,125	
FFL	1ST FLOOR	1,288	1,288		138.95	178,970	
WDK	WOOD DECK	0	415		27.79	11,533	
Ttl Gross Liv / Lease Area		1,288	2,823			221,628	

