

Property Location

45 CEDAR HILL RD

Map ID

15/ 45/ 43/ /

Bldg Name

State Use

101

Vision ID

420

Account #

429

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:16:40

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																	
HARRIS JASON R HARRIS KIERSTYN 45 CEDAR HILL RD		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																		
						RESIDNTL.	101	201400	201,400																		
						RES LAND	101	101200	101,200																		
						RESIDNTL.	101	400	400																		
		DRAINAGE		VIEW	COMMUNITY																						
		SUPPLEMENTAL DATA																									
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
GIS ID F_378823_2851274						Total		303,000	303,000																		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																			
HARRIS JASON R CARMAN BARRY I TRUSTEE, C/O FRANCO FRANCO SALVATORE G,FAMILY TRUST THE FRANCO THOMAS R + NANCY		19569	0161	11-30-2012	U	I	230,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
		17113	0365	01-10-2008	U	I	1	1F	2022	101	181,200	2021	101	173,800	2020	101	165,000										
		10013	0313	09-30-1997	U	I	1	1A		101	92,000		101	85,200		101	85,200										
		03127	0180	07-20-1965	U	I	0			101	400		101	400		101	400										
		Total						273,600		Total		259,400		Total		250,600											
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		Tracing		Batch																					
0001				101		MA																					
NOTES																											
BUILDING PERMIT RECORD																											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result													
102	04-01-1987	MN	Manual Note	10,000				SUN ROOM	12-16-2016			119	14	INSPECTED													
									11-03-2016			317	2	MEASURED													
									04-02-2004			250	22	MAILER SENT													
									03-10-2004			311	14	INSPECTED													
									03-09-2004			311	1	LEFT NOTICE													
									03-09-2004			311	2	MEASURED													
									07-10-1992			131	14	INSPECTED													
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				11,070 SF	9.14	1.000	5	LAND	1.00	MA	1.00		0		1.000	9.14	101,200							
Total Card Land Units							0.25 AC	Parcel Total Land Area: 0.25							Total Land Value							101,200					

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		108.89
Interior Floor 1	4	CARPET	RCN		287,757
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1963
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		201,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	800		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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	96	7.48	2010	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	960		25.00	24,001	
FFL	1ST FLOOR	1,286	1,286		125.00	160,754	
SFL	2ND FLOOR	760	760		125.00	95,002	
WDK	WOOD DECK	0	318		25.16	8,000	
Ttl Gross Liv / Lease Area		2,046	3,324			287,757	

