

Property Location

25 CEDAR HILL RD

Map ID

15/ 58/ 64/ /

Bldg Name

State Use

101

Vision ID

434

Account #

443

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:18:32

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BECKER ALAN G 25 CEDAR HILL RD EAST LONGMEADOW MA 01028 GIS ID F_378358_2851227						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	196500	196,500													
					RES LAND	101	101800	101,800													
	DRAINAGE		VIEW	COMMUNITY																	
SUPPLEMENTAL DATA					Total					298,300	298,300										
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)													
BECKER ALAN G BECKER ALAN G, MCLAUGHLIN EDWARD G +,	11435	0058	12-06-2000	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed								
	11287	0435	07-31-2000	U	I	200,000		2022	101	176,300	2021	101	168,900								
	03082	0321	12-18-1964	U	I	0			101	92,400		101	85,600								
Total								268,700	Total	254,500	Total	245,500									
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 Appraised BLDG. Value (Card) 196,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 101,800 Special Land Value 0 Total Appraised Parcel Value 298,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 298,300												
Nbhd	Nbhd Name		Tracing		Batch																
0001			101		MA																
NOTES																					
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							
201802206	07-02-2018	62	SOLAR	33,748	06-03-2019	100	06-03-2019	ASSUMED COMPL REPLACE SLIDER DECK	07-08-2019		1	334	3	MEAS+INSPCTD							
201801834	05-22-2018	91	INSULATION	3,600	06-03-2019	100	06-03-2019		06-03-2019			400	15	PERMIT VISIT							
301	09-24-2007	9	ALTERATION	1,900					12-26-2007			317	15	PERMIT VISIT							
62	01-01-1983	MN	Manual Note						06-04-2004			319	14	INSPECTED							
									04-02-2004			250	22	MAILER SENT							
								03-09-2004			311	2	MEASURED								
								07-24-1991			131	3	MEAS+INSPCTD								
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				12,146 SF	8.38	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.38	101,800
Total Card Land Units							0.28	AC	Parcel Total Land Area:				0.28	Total Land Value							101,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	108.60	
Interior Floor 2			RCN	280,666	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	196,500	
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
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		24.15	23,188	
FFL	1ST FLOOR	1,170	1,170		120.77	141,299	
GAR	GARAGE	0	484		48.41	23,429	
OFP	OPEN PORCH	0	28		12.94	362	
TQS	3/4 STORY	720	960		90.58	86,953	
WDK	WOOD DECK	0	224		24.26	5,435	
Ttl Gross Liv / Lease Area		1,890	3,826			280,666	

