

State Use 101
Print Date 11/13/2023 2:58:07 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KELLMAN ROGER J KELLMAN MAUREEN M 16 CEDAR HILL RD EAST LONGMEADOW MA 01028 GIS ID F_378211_2851471												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		158900		158,900																	
												RES LAND		101		116800		116,800																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		600		600																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
												Total		276,300		276,300																			
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		Year		Code		Assessed	
				03813		0461		06-20-1973		U		I		0				2023		101		145,500		2022		101		130,400		2021		101		124,800	
																		101		106,100				101		96,400		101		89,200					
																				400				101		400		101		400					
																Total		252,000		Total		227,200		Total		214,400									
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int									
																		APPRaised VALUE SUMMARY																	
																		Appraised BLDG. Value (Card)										158,900							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										600							
																		Appraised Land Value (Bldg)										116,800							
																		Special Land Value										0							
																		Total Appraised Parcel Value										276,300							
																		Valuation Method										C							
																		Adjustment																	
																		Net Total Appraised Parcel Value										276,300							
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								BLOWN-IN		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	5.21	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.21	116,800										
																		Total Card Land Units					0.51	AC	Parcel Total Land Area: 0.51					Total Land Value					116,800

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	131.39	
Interior Floor 2	4	CARPET	RCN	252,170	
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	158,900	
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	12.00	2006	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,144		28.88	33,036	
FFL	1ST FLOOR	1,464	1,464		144.26	211,200	
WDK	WOOD DECK	0	276		28.75	7,934	
Ttl Gross Liv / Lease Area		1,464	2,884			252,170	

