

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
ROLLINS JAMES JR 34 CEDAR HILL RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	248600		248,600										
												RES LAND		101	110300		110,300										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	19900		19,900										
				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#																					
GIS ID F_378546_2851420								Total										378,800		378,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ROLLINS JAMES JR				24336 0072		12-31-2021		Q		I		363,000		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
US BANK NATIONAL ASSOC TR				22900 0190		10-15-2019		U		I		288,499		1L		2024		101	229,900	2023		101	211,200	2022		101	125,300
THOMA REGINA N				17481 0385		09-19-2008		U		I		189,000						101	110,300			101	100,300			101	91,200
COUGHLAN JOHN S,				06845 0352		05-24-1988		U		I		144,000						101	19,900			101	19,200			101	20,400
MONAHAN				06120 0062		06-17-1986		U		I		1		1A		Total		360,100		Total		330,700		Total		236,900	
EXEMPTIONS								OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor									
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		142.59
Interior Floor 1	4	CARPET	RCN		285,702
Interior Floor 2	15	LAMINATE	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1964
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		EX
Bedrooms	3		Remodel Rating		04
Full Baths	2		Year Remodeled		2021
Half Baths	0		Depreciation %		13
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		248,600
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	0				

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
03	GARAGE	OB	Outbuildi	L	312	32.00	1964	60	0.00	AV	A	1.00	6,000
11	POOL I-V	OB	Outbuildi	L	800	29.00	1964	60	0.00	AV	A	1.00	13,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		32.03	29,212	
FFL	1ST FLOOR	912	912		160.51	146,382	
OFP	OPEN PORCH	0	16		20.06	321	
TQS	3/4 STORY	684	912		120.38	109,787	
Ttl Gross Liv / Lease Area		1,596	2,752			285,702	

