

State Use 101
Print Date 11/17/2025 9:08:45 A

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	190000		190,000										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	116800		116,800										
												RESIDNTL.		101	1800		1,800										
				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		308,600		308,600									
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 03813		0409 0461		10-16-1989		U		I		136,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								06-20-1973		U		I		0				2025	101	172,200	2024	101	158,900	2023	101	145,500	
																	101	116,800		101	116,800		101	106,100			
																	101	600		101	600		101	400			
														Total		289,600		Total		276,300		Total		252,000			
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																											
ASSESSING NEIGHBORHOOD														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 190,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,800 Appraised Land Value (Bldg) 116,800 Special Land Value 0 Total Appraised Parcel Value 308,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 308,600													
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			
B-24-362		06-20-2024		62	SOLAR		24,816		05-28-2025		100		07-07-2024		32 PANELS		05-28-2025					450	15	PERMIT VISIT			
202102105		06-15-2021		91	INSULATION		1,666				0						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		05-23-2014		100		05-23-2014		20` X 16` REPLACE BLOWN-IN		06-01-2012					317	15	PERMIT VISIT			
201202832		08-06-2012		91	INSULATION		1,388										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			
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	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		159.69	
Interior Floor 1	3	HARDWOOD	RCN		301,638	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1965	
Heat Type	1	FORCED H/A	Effective Year Built		1988	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		37	
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	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		190,000	
Extra Kitchen St			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						

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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2025	63	1.00	AV	A	0.00	0
02	SHED/FR			L	168	12.00	2021	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,144		34.54	39,517	
FFL	1ST FLOOR	1,464	1,464		172.56	252,630	
WDK	WOOD DECK	0	276		34.39	9,491	
Ttl Gross Liv / Lease Area		1,464	2,884			301,638	

