

Property Location: 54 NORTH CIRCLE DR  
Vision ID: 3768

Account #3833

MAP ID:47/ 7/ 35/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 10:58

|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
|-------------------------------------------------------------------------------------------------------------------|------------|-----------------|-------------|---------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------|-------------|---------|------------|-------------------------|--------------------|-----------------------|--------------------------------|---------------------------------------------------------------------|-----------------|------------|----------------|-----------------|-------------------------------------------------|------------|--------|------------|----------------|--|--|--|--------|
| CURRENT OWNER                                                                                                     |            |                 | TOPO.       |                                                         | UTILITIES         |                                                                                                | STRT./ROAD  |         | LOCATION   |                         | CURRENT ASSESSMENT |                       |                                |                                                                     |                 |            |                |                 | 1006<br>AST LONGMEADOW, MA<br><br><b>VISION</b> |            |        |            |                |  |  |  |        |
| LEDERER VICTOR A<br>LEDERER PAMELA J<br>54 NORTH CIRCLE DR<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: |            |                 |             |                                                         | 1 TYPCL           |                                                                                                |             |         |            |                         | Description        |                       | Code                           |                                                                     | Appraised Value |            | Assessed Value |                 |                                                 |            |        |            |                |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         | RESIDENTL.         |                       | 101                            |                                                                     | 198,800         |            | 198,800        |                 |                                                 |            |        |            |                |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         | RES LAND           |                       | 101                            |                                                                     | 99,200          |            | 99,200         |                 |                                                 |            |        |            |                |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         | RESIDENTL.         |                       | 101                            |                                                                     | 400             |            | 400            |                 |                                                 |            |        |            |                |  |  |  |        |
| SUPPLEMENTAL DATA                                                                                                 |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_385064_2856128              |            |                 |             |                                                         |                   | Received<br>Prior ID<br>Owner Occ Y<br>Final Area 2844<br>Current Ac. .59766<br><br>ASSOC PID# |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| Total                                                                                                             |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    | 298,400               |                                |                                                                     |                 | 298,400    |                |                 |                                                 |            |        |            |                |  |  |  |        |
| RECORD OF OWNERSHIP                                                                                               |            |                 |             | BK-VOL/PAGE                                             |                   | SALE DATE                                                                                      |             | q/u     | v/i        | SALE PRICE              |                    | V.C.                  | PREVIOUS ASSESSMENTS (HISTORY) |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| LEDERER VICTOR A<br>SULLIVAN,JOANNE L<br>LEDERER,VICTOR A<br>LEDERER VICTOR A,                                    |            |                 |             | 10313/ 139<br>10313/ 137<br>BK10186-P193<br>03592/ 0193 |                   | 06/04/1998<br>06/04/1998<br>03/06/1998<br>06/02/1971                                           |             | U       | I          | 1 A<br>1 A<br>1 A<br>0  |                    | A                     | Yr.                            | Code                                                                | Assessed Value  |            | Yr.            | Code            | Assessed Value                                  |            | Yr.    | Code       | Assessed Value |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       | 2014                           | B                                                                   | 199,300         |            | 2013           | B               | 200,700                                         |            | 2012   | B          | 209,800        |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       | 2014                           | L                                                                   | 102,300         |            | 2013           | L               | 104,200                                         |            | 2012   | L          | 98,600         |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       | 2014                           | O                                                                   | 600             |            | 2013           | O               | 600                                             |            | 2012   | O          | 600            |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       | Total:                         |                                                                     | 302,200         |            | Total:         |                 | 305,500                                         |            | Total: |            | 309,000        |  |  |  |        |
| EXEMPTIONS                                                                                                        |            |                 |             | OTHER ASSESSMENTS                                       |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| Year                                                                                                              | Type       | Description     |             | Amount                                                  |                   | Code                                                                                           | Description |         | Number     | Amount                  |                    | Comm. Int.            |                                | This signature acknowledges a visit by a Data Collector or Assessor |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| Total:                                                                                                            |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| ASSESSING NEIGHBORHOOD                                                                                            |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| NBHD/ SUB                                                                                                         |            | NBHD Name       |             |                                                         | Street Index Name |                                                                                                |             | Tracing |            |                         | Batch              |                       |                                | APPRAISED VALUE SUMMARY                                             |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| 0001/A                                                                                                            |            |                 |             |                                                         |                   |                                                                                                |             | 101     |            |                         | MG                 |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| NOTES                                                                                                             |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| 2 FIX GOOD - 2 FIX AV                                                                                             |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| Total Appraised Parcel Value                                                                                      |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    | 298,400               |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| Valuation Method:                                                                                                 |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    | C                     |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| Adjustment:                                                                                                       |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    | 0                     |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| Net Total Appraised Parcel Value                                                                                  |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    | 298,400               |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| 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  |                                                 |            |        |            |                |  |  |  |        |
| 201201923                                                                                                         | 05/11/2012 | 12              | REROOF      |                                                         | 11,000            |                                                                                                |             | 0       |            |                         |                    |                       | 06/15/2012                     |                                                                     |                 | 317        | 15             | PERMIT VISIT    |                                                 |            |        |            |                |  |  |  |        |
| 28                                                                                                                | 03/04/1998 | 4               | ADDITION    |                                                         | 158,165           |                                                                                                |             | 0       |            |                         | DECK & ADDITION    |                       | 06/10/2011                     |                                                                     |                 | 317        | 14             | INSPECTED       |                                                 |            |        |            |                |  |  |  |        |
| 11                                                                                                                | 01/01/1987 | MN              | Manual Note |                                                         | 1,000             |                                                                                                |             | 0       |            |                         | WD STOVE           |                       | 05/20/2011                     |                                                                     |                 | 217        | 2              | MEASURED        |                                                 |            |        |            |                |  |  |  |        |
| 199                                                                                                               | 01/01/1986 | MN              | Manual Note |                                                         | 0                 |                                                                                                |             | 0       |            |                         | ADDITION           |                       | 09/05/2002                     |                                                                     |                 | 3          | 3              | MEAS+INSPCTD    |                                                 |            |        |            |                |  |  |  |        |
|                                                                                                                   |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       | 02/11/1999                     |                                                                     |                 | 247        | 15             | PERMIT VISIT    |                                                 |            |        |            |                |  |  |  |        |
| LAND LINE VALUATION SECTION                                                                                       |            |                 |             |                                                         |                   |                                                                                                |             |         |            |                         |                    |                       |                                |                                                                     |                 |            |                |                 |                                                 |            |        |            |                |  |  |  |        |
| B #                                                                                                               | Use Code   | Use Description |             | Zone                                                    | D                 | Front                                                                                          | Depth       | Units   | Unit Price | I. Factor               | S.A.               | Acre Disc             | C. Factor                      | ST. Idx                                                             | Adj.            | Notes- Adj |                | Special Pricing |                                                 | S Adj Fact | Adj.   | Unit Price | Land Value     |  |  |  |        |
| 1                                                                                                                 | 101        | ONE FAM         |             | RA                                                      |                   |                                                                                                |             | 26,034  | SF         | 3.20                    | 1.1900             | 7                     | 1.0000                         | 1.00                                                                | MG              | 1.00       |                |                 |                                                 |            | 1.00   | 3.81       | 99,200         |  |  |  |        |
| Total Card Land Units:                                                                                            |            |                 |             |                                                         |                   |                                                                                                |             | 0.60    | AC         | Parcel Total Land Area: |                    |                       |                                |                                                                     |                 |            |                | 0.6 AC          | Total Land Value:                               |            |        |            |                |  |  |  | 99,200 |

| CONSTRUCTION DETAIL |      |     |               | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |
|---------------------|------|-----|---------------|---------------------------------|-------------|-----|-------------|
| Element             | Cd.  | Ch. | Description   | Element                         | Cd.         | Ch. | Description |
| Style               | 05   |     | CAPE          | #Heat Sys                       | 1           |     |             |
| Model               | 01   |     | RESIDENTIAL   | Central Vac                     | 0           |     | NO          |
| Grade               | C+   |     | AVG. (+)      | FBM Sqft                        |             |     |             |
| Stories             | 1.50 |     | 1 1/2 Stories | Int vs Ext                      | S           |     |             |
| Foundation          | 1    |     | CONCRETE      | MIXED USE                       |             |     |             |
| Exterior Wall 1     | 1    |     | WOOD SHING    | Code                            | Description |     | Percentage  |
| Exterior Wall 2     | 26   |     | WOOD          | 101                             | ONE FAM     |     | 100         |
| Roof Structure      | 1    |     | GABLE         |                                 |             |     |             |
| Roof Cover          | 1    |     | ASPHALT SH    |                                 |             |     |             |
| Interior Wall 1     | 1    |     | DRYWALL       |                                 |             |     |             |
| Interior Wall 2     | 8    |     | PLYWD PANL    |                                 |             |     |             |
| Interior Floor 1    | 3    |     | HARDWOOD      | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 2    | 4    |     | CARPET        | Adj. Base Rate:                 |             |     | 80.29       |
| Heat Fuel           | 1    |     | OIL           |                                 |             |     |             |
| Heat Type           | 1    |     | FORCED H/A    |                                 |             |     |             |
| AC Type             | 01   |     | NONE          |                                 |             |     |             |
| Bedrooms            | 3    |     |               |                                 |             |     |             |
| Full Baths          | 2    |     |               | Replace Cost                    | 272,276     |     |             |
| Half Baths          | 1    |     |               | AYB                             | 1957        |     |             |
| Extra Fixtures      | 3    |     |               | EYB                             | 1987        |     |             |
| Total Rooms         | 6    |     |               | Dep Code                        | GD          |     |             |
| Bath Style          | A    |     | AVERAGE       | Remodel Rating                  |             |     |             |
| Kitchen Style       | G    |     | GOOD          | Year Remodeled                  |             |     |             |
| Kitchens            | 1    |     |               | Dep %                           | 27          |     |             |
| Extra Kitchens      | 0    |     |               | Functional Obslnc               |             |     |             |
| Frame               | 1    |     | WOOD          | External Obslnc                 |             |     |             |
| Basement Floor      | 12   |     |               | Cost Trend Factor               | 1           |     |             |
| Bsmt Garage         |      |     |               | Condition                       |             |     |             |
| Units               | 1    |     |               | % Complete                      |             |     |             |
| WS Flues            |      |     |               | Overall % Cond                  | 73          |     |             |
| FBM Quality         |      |     |               | Apprais Val                     | 198,800     |     |             |
| Fireplaces          | 1    |     |               | Dep % Ovr                       | 0           |     |             |
|                     |      |     |               | Dep Ovr Comment                 |             |     |             |
|                     |      |     |               | Misc Imp Ovr                    | 0           |     |             |
|                     |      |     |               | Misc Imp Ovr Comment            |             |     |             |
|                     |      |     |               | Cost to Cure Ovr                | 0           |     |             |
|                     |      |     |               | Cost to Cure Ovr Comment        |             |     |             |

| BUILDING SUB-AREA SUMMARY SECTION |              |             |            |           |           |                 |
|-----------------------------------|--------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description  | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT     | 0           | 1,348      |           | 16.08     | 21,679          |
| CFL                               | CATHEDRAL CE | 520         | 520        |           | 82.76     | 43,037          |
| FFL                               | 1ST FLOOR    | 1,588       | 1,588      |           | 80.29     | 127,506         |
| GAR                               | GARAGE       | 0           | 440        |           | 32.12     | 14,132          |
| HST                               | HALF STORY   | 736         | 1,472      |           | 40.15     | 59,096          |
| OFP                               | OPEN PORCH   | 0           | 124        |           | 7.77      | 964             |
| WDK                               | WOOD DECK    | 0           | 524        |           | 11.19     | 5,861           |
| Ttl. Gross Liv/Lease Area:        |              | 2,844       | 6,016      | 3,391     |           | 272,276         |

