

Property Location: 71 FERNWOOD DR  
Vision ID: 4840

Account #4914

MAP ID:63/ 19/ 7/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date:12/28/2014 18:51

|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|------------------------------------------------------------------------------------------------------|------------|-----------------|-------------|-----------------------------------------|-------------------|----------------------------------------------------------------------------------------------|---------|------------|-------------------------|--------------------|-----------|---------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------|------------|-----------------|----------------|-------------------|-----------------|------------|---------|----------------|---------|
| CURRENT OWNER                                                                                        |            | TOPO.           |             | UTILITIES                               |                   | STRT./ROAD                                                                                   |         | LOCATION   |                         | CURRENT ASSESSMENT |           |                                                                     |                                | <div>1006</div> <div>AST LONGMEADOW, MA</div> <div>VISION</div> |            |                 |                |                   |                 |            |         |                |         |
| ENCALADE MADELINE T<br><br>71 FERNWOOD DR<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners:     |            |                 |             | 1                                       | TYPCL             |                                                                                              |         |            |                         | Description        | Code      | Appraised Value                                                     | Assessed Value                 |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         | RESIDENTL.         | 101       | 150,500                                                             | 150,500                        |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         | RES LAND           | 101       | 102,700                                                             | 102,700                        |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         | RESIDENTL.         | 101       | 1,100                                                               | 1,100                          |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| SUPPLEMENTAL DATA                                                                                    |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_389274_2849785 |            |                 |             |                                         |                   | Received<br>Prior ID<br>Owner Occ<br>Final Area 1410<br>Current Ac. .81299<br><br>ASSOC PID# |         |            |                         |                    |           |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| Total                                                                                                |            |                 |             |                                         |                   |                                                                                              |         |            |                         | 254,300            |           | 254,300                                                             |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| RECORD OF OWNERSHIP                                                                                  |            |                 |             | BK-VOL/PAGE                             |                   | SALE DATE                                                                                    |         | q/u        | v/i                     | SALE PRICE         |           | V.C.                                                                | PREVIOUS ASSESSMENTS (HISTORY) |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| ENCALADE MADELINE T<br>ENCALADE JACOB C +,<br>HAMLIN                                                 |            |                 |             | 18315/ 547<br>06224/ 211<br>02497/ 0398 |                   | 05/05/2010<br>09/15/1986<br>09/21/1956                                                       |         | U          | I                       | 159,900<br>0       |           | 1                                                                   | A                              | Yr.                                                             | Code       | Assessed Value  | Yr.            | Code              | Assessed Value  | Yr.        | Code    | Assessed Value |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                | 2014                                                            | B          | 155,500         | 2013           | B                 | 159,800         | 2012       | B       | 177,500        |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                | 2014                                                            | L          | 106,100         | 2013           | L                 | 108,100         | 2012       | L       | 102,200        |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                | 2014                                                            | O          | 1,200           | 2013           | O                 | 1,300           | 2012       | O       | 1,300          |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                | Total:                                                          |            |                 | 262,800        |                   | Total:          |            | 269,200 |                | Total:  |
| EXEMPTIONS                                                                                           |            |                 |             | OTHER ASSESSMENTS                       |                   |                                                                                              |         |            |                         |                    |           | This signature acknowledges a visit by a Data Collector or Assessor |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| Year                                                                                                 | Type       | Description     |             | Amount                                  | Code              | Description                                                                                  |         | Number     | Amount                  | Comm. Int.         |           |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| Total:                                                                                               |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| ASSESSING NEIGHBORHOOD                                                                               |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| NBHD/ SUB                                                                                            |            | NBHD Name       |             |                                         | Street Index Name |                                                                                              |         | Tracing    |                         |                    | Batch     |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| 0001/A                                                                                               |            |                 |             |                                         |                   |                                                                                              |         | 101        |                         |                    | MG        |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
| NOTES                                                                                                |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           |                                                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Appraised Bldg. Value (Card) 150,500                                |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Appraised XF (B) Value (Bldg) 0                                     |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Appraised OB (L) Value (Bldg) 1,100                                 |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Appraised Land Value (Bldg) 102,700                                 |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Special Land Value 0                                                |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Total Appraised Parcel Value 254,300                                |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Valuation Method: C                                                 |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Adjustment: 0                                                       |                                |                                                                 |            |                 |                |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | Net Total Appraised Parcel Value                                    |                                |                                                                 |            | 254,300         |                |                   |                 |            |         |                |         |
| 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 |                   |                 |            |         |                |         |
| 61                                                                                                   | 04/28/1997 | MN              | Manual Note |                                         | 1,800             |                                                                                              | 0       |            | SHED                    |                    |           | 06/07/2007                                                          |                                |                                                                 | 311        | 3               | MEAS+INSPCTD   |                   |                 |            |         |                |         |
| 223                                                                                                  | 09/01/1989 | MN              | Manual Note |                                         | 15,000            |                                                                                              | 0       |            | ADDITION                |                    |           | 10/16/2001                                                          |                                |                                                                 | 247        | 14              | INSPECTED      |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | 05/13/2000                                                          |                                |                                                                 | 247        | 2               | MEASURED       |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | 01/16/1998                                                          |                                |                                                                 | 200        | 15              | PERMIT VISIT   |                   |                 |            |         |                |         |
|                                                                                                      |            |                 |             |                                         |                   |                                                                                              |         |            |                         |                    |           | 03/05/1992                                                          |                                |                                                                 | 170        | 3               | MEAS+INSPCTD   |                   |                 |            |         |                |         |
| 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          |                                         |                   |                                                                                              | 35,414  | SF         | 2.44                    | 1.1900             | 7         | 1.0000                                                              | 1.00                           | MG                                                              | 1.00       |                 | Spec Use       | Spec Calc         | 1.00            | 2.90       | 102,700 |                |         |
| Total Card Land Units:                                                                               |            |                 |             |                                         |                   |                                                                                              | 0.81    | AC         | Parcel Total Land Area: |                    |           |                                                                     |                                |                                                                 |            | 0.81            | AC             | Total Land Value: |                 |            |         |                | 102,700 |

| CONSTRUCTION DETAIL |      |         |                          | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |         |         |
|---------------------|------|---------|--------------------------|---------------------------------|-------------|-----|-------------|---------|---------|
| Element             | Cd.  | Ch.     | Description              | Element                         | Cd.         | Ch. | Description |         |         |
| Style               | 21   |         | SPLIT LEVL               | #Heat Sys                       | 1           |     | NO          |         |         |
| Model               | 01   |         | RESIDENTIAL              | Central Vac                     | 0           |     |             |         |         |
| Grade               | C+   |         | AVG. (+)                 | FBM Sqft                        | 725         |     |             |         |         |
| Stories             | 1.00 |         | 1 Story                  | Int vs Ext                      | S           |     |             |         |         |
| Foundation          | 2    |         | CONC BLOCK               | MIXED USE                       |             |     |             |         |         |
| Exterior Wall 1     | 3    |         | ALUMINUM                 | Code                            | Description |     | Percentage  |         |         |
| Exterior Wall 2     |      |         |                          | 101                             | ONE FAM     |     | 100         |         |         |
| Roof Structure      | 1    |         | GABLE                    |                                 |             |     |             |         |         |
| Roof Cover          | 1    |         | ASPHALT SH               |                                 |             |     |             |         |         |
| Interior Wall 1     | 2    |         | PLASTER                  |                                 |             |     |             |         |         |
| Interior Wall 2     |      |         |                          | COST/MARKET VALUATION           |             |     |             |         |         |
| Interior Floor 1    | 4    |         | CARPET                   | Adj. Base Rate:                 |             |     |             | 103.42  |         |
| Interior Floor 2    |      |         |                          |                                 |             |     |             |         |         |
| Heat Fuel           | 1    |         | OIL                      | Replace Cost                    |             |     |             |         | 206,219 |
| Heat Type           | 3    |         | FORCED H/W               | AYB                             |             |     |             |         | 1957    |
| AC Type             | 01   |         | NONE                     | EYB                             |             |     |             |         | 1987    |
| Bedrooms            | 3    |         |                          | Dep Code                        |             |     |             |         | GD      |
| Full Baths          | 3    |         |                          | Remodel Rating                  |             |     |             |         |         |
| Half Baths          | 0    |         |                          | Year Remodeled                  |             |     |             |         |         |
| Extra Fixtures      | 0    |         |                          | Dep %                           |             |     |             |         | 27      |
| Total Rooms         | 7    |         |                          | Functional ObsInc               |             |     |             |         |         |
| Bath Style          | A    | AVERAGE | External ObsInc          |                                 |             |     |             |         |         |
| Kitchen Style       | A    | AVERAGE | Cost Trend Factor        |                                 |             |     |             | 1       |         |
| Kitchens            | 1    |         | Condition                |                                 |             |     |             |         |         |
| Extra Kitchens      | 0    |         | % Complete               |                                 |             |     |             |         |         |
| Frame               | 1    | WOOD    | Overall % Cond           |                                 |             |     |             | 73      |         |
| Basement Floor      | 12   |         | Apprais Val              |                                 |             |     |             | 150,500 |         |
| Bsmt Garage         |      |         | Dep % Ovr                |                                 |             |     |             | 0       |         |
| Units               | 1    |         | Dep Ovr Comment          |                                 |             |     |             |         |         |
| WS Flues            |      |         | Misc Imp Ovr             |                                 |             |     |             | 0       |         |
| FBM Quality         | 3    |         | Misc Imp Ovr Comment     |                                 |             |     |             |         |         |
| Fireplaces          | 2    |         | Cost to Cure Ovr         |                                 |             |     |             | 0       |         |
|                     |      |         | Cost to Cure Ovr Comment |                                 |             |     |             |         |         |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |             |     |              |     |       |            |      |     |       |     |      |           |
|----------------------------------------------------------------|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code                                                           | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr   | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| 02                                                             | SHED/FR     |     |              | L   | 112   | 7.48       | 1987 | A   |       | AV  | 60   | 500       |
| 02                                                             | SHED/FR     |     |              | L   | 112   | 7.48       | 1997 | G   |       | AV  | 60   | 600       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 660        |           | 20.68     | 13,651          |
| EFP                               | ENCL PORCH  | 0           | 270        |           | 31.03     | 8,377           |
| FFL                               | 1ST FLOOR   | 1,410       | 1,410      |           | 103.42    | 145,822         |
| GAR                               | GARAGE      | 0           | 440        |           | 41.37     | 18,202          |
| LLV                               | LOWR LEVEL  | 0           | 725        |           | 25.82     | 18,719          |
| PAT                               | PATIO       | 0           | 284        |           | 5.10      | 1,448           |

|                            |  |       |       |       |  |         |
|----------------------------|--|-------|-------|-------|--|---------|
| Ttl. Gross Liv/Lease Area: |  | 1,410 | 3,789 | 1,994 |  | 206,219 |
|----------------------------|--|-------|-------|-------|--|---------|

