

Property Location: 312 PINEHURST DR  
Vision ID: 6407

Account #6505

MAP ID:80/ 1/ 312/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:102

Print Date:12/29/2014 09:31

|                                                                                                                                                    |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|--|------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------|-------------|-------------------------|--------|-------------------------------------|------------|--------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|-------------------|----------------|----------------|----------------------------------------------------------|-----------------|------|----------------|------|------------|-----|------------|----------------|--|
| CURRENT OWNER                                                                                                                                      |          |                 |  | TOPO.                                                      |      | UTILITIES                                                                                     |             | STRT./ROAD              |        | LOCATION                            |            | CURRENT ASSESSMENT |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                | <div>1006<br/>AST LONGMEADOW, MA</div> <div>VISION</div> |                 |      |                |      |            |     |            |                |  |
| FERGUSON ROBERT A TR<br><br>312 PINEHURST DR<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners:                                                |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            | Description        |                                | Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                | Appraised Value  |                   | Assessed Value |                |                                                          |                 |      |                |      |            |     |            |                |  |
|                                                                                                                                                    |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            | RESIDNTL.          |                                | 102                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                | 262,300          |                   | 262,300        |                |                                                          |                 |      |                |      |            |     |            |                |  |
|                                                                                                                                                    |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            | Total              |                                | 262,300                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                | 262,300          |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| SUPPLEMENTAL DATA                                                                                                                                  |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_392090_2841032                                               |          |                 |  |                                                            |      | Received<br>Prior ID<br>Owner Occ<br>Final Area 1760.39999<br>Current Ac. 0<br><br>ASSOC PID# |             |                         |        |                                     |            |                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| RECORD OF OWNERSHIP                                                                                                                                |          |                 |  | BK-VOL/PAGE                                                |      | SALE DATE                                                                                     |             | q/u                     | v/i    | SALE PRICE                          |            | V.C.               | PREVIOUS ASSESSMENTS (HISTORY) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| FERGUSON ROBERT A TR<br>FERGUSON,ROBERT A<br>ELMS RESIDENTIAL,CONDOMINIUM TRUST<br>ROUTE 83 DEVELOPMENT,CORP<br>PAGOS JOSEPH P                     |          |                 |  | 17178/ 12<br>12163/ 412<br>10338/ 117<br>10440/ 89<br>0/ 0 |      | 03/04/2008<br>12/19/2001<br>06/24/1998<br>10/23/1997                                          |             | U                       | I      | 1<br>272,400<br>1<br>1,500,000<br>0 |            | A<br>B<br>B<br>B   | Yr.                            | Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessed Value |                  | Yr.               | Code           | Assessed Value |                                                          | Yr.             | Code | Assessed Value |      |            |     |            |                |  |
|                                                                                                                                                    |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    | 2014                           | B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 275,700        |                  | 2013              | B              | 288,000        |                                                          | 2012            | B    | 282,400        |      |            |     |            |                |  |
|                                                                                                                                                    |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    | 2014                           | L                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0              |                  | 2013              | L              | 0              |                                                          | 2012            | L    | 0              |      |            |     |            |                |  |
|                                                                                                                                                    |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    | Total:                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 275,700        |                  | Total:            |                | 288,000        |                                                          | Total:          |      | 282,400        |      |            |     |            |                |  |
| EXEMPTIONS                                                                                                                                         |          |                 |  | OTHER ASSESSMENTS                                          |      |                                                                                               |             |                         |        |                                     |            |                    |                                | <div>This signature acknowledges a visit by a Data Collector or Assessor</div> <div>APPRAISED VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card)262,300</div> <div>Appraised XF (B) Value (Bldg)0</div> <div>Appraised OB (L) Value (Bldg)0</div> <div>Appraised Land Value (Bldg)0</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value262,300</div> <div>Valuation Method:C</div> <div>Adjustment:0</div> <div>Net Total Appraised Parcel Value262,300</div> |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| Year                                                                                                                                               | Type     | Description     |  | Amount                                                     |      | Code                                                                                          | Description |                         | Number | Amount                              |            | Comm. Int.         |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
|                                                                                                                                                    |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| Total:                                                                                                                                             |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| ASSESSING NEIGHBORHOOD                                                                                                                             |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| NBHD/ SUB                                                                                                                                          |          | NBHD Name       |  |                                                            |      | Street Index Name                                                                             |             |                         |        | Tracing                             |            | Batch              |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| 0001/A                                                                                                                                             |          |                 |  |                                                            |      |                                                                                               |             |                         |        | 102                                 |            | EL                 |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| NOTES                                                                                                                                              |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| ELMCREST COUNTRY CLUB SUB DIV #814<br>FOUNDATIONS STARTED AFTER 1/1/98 THE<br>ELMS SUB DIV #829 ORIGINAL PARCEL<br>STARTED AT 46.064 ACRES BLDG 21 |          |                 |  |                                                            |      |                                                                                               |             |                         |        |                                     |            |                    |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                  |                   |                |                |                                                          |                 |      |                |      |            |     |            |                |  |
| 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 |  |
| 16                                                                                                                                                 |          | 01/15/2001      |  | 2                                                          |      | DWELLING                                                                                      |             | 175,000                 |        |                                     |            | 0                  |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                | CONDO;OC 1/23/02 |                   | 06/02/2005     |                |                                                          |                 |      |                | 311  |            | 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                                                                                                                                                  | 102      | CONDO           |  |                                                            | PURD |                                                                                               |             |                         | 0      | SF                                  | 0.00       |                    | 1.0000                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.0000         | 1.00             | EL                | 1.00           |                |                                                          |                 |      | .00            |      | 0.00       |     | 0          |                |  |
| Total Card Land Units:                                                                                                                             |          |                 |  |                                                            | 0.00 |                                                                                               | AC          | Parcel Total Land Area: |        |                                     |            |                    | 0                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | AC             |                  | Total Land Value: |                |                |                                                          |                 |      |                |      |            |     | 0          |                |  |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |     |     |             |
|---------------------|------|-----|-------------|---------------------------------|-----|-----|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd. | Ch. | Description |
| Style               | 08   |     | CONDO-TNHS  | Insulation                      |     |     |             |
| Model               | 05   |     | RES CONDO   | FBM Sqft                        | 130 |     |             |
| Grade               | C+   |     | AVG. (+)    |                                 |     |     |             |
| Stories             | 2.00 |     | 2 Story     |                                 |     |     |             |
| Occupancy           | 1    |     |             |                                 |     |     |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |     |     |             |
| Interior Wall 2     |      |     |             |                                 |     |     |             |
| Interior Floor 1    | 4    |     | CARPET      |                                 |     |     |             |
| Interior Floor 2    | 3    |     | HARDWOOD    |                                 |     |     |             |
| Heat Fuel           | 2    |     | GAS         |                                 |     |     |             |
| Heat Type           | 1    |     | FORCED H/A  |                                 |     |     |             |
| AC Type             | 03   |     | FULL        |                                 |     |     |             |
| Bedrooms            | 2    |     |             |                                 |     |     |             |
| Full Baths          | 2    |     |             |                                 |     |     |             |
| Half Baths          | 1    |     |             |                                 |     |     |             |
| Extra Fixtures      | 1    |     |             |                                 |     |     |             |
| Total Rooms         | 6    |     |             |                                 |     |     |             |
| Bath Style          | G    |     | GOOD        |                                 |     |     |             |
| Kitchen Style       | G    |     | GOOD        |                                 |     |     |             |
| Num Kitchens        | 1    |     |             |                                 |     |     |             |
| Central Vac         | 1    |     |             |                                 |     |     |             |
| #Heat Sys           | 1    |     |             |                                 |     |     |             |
| Frame               | 1    |     | WOOD        |                                 |     |     |             |
| Foundation          | 1    |     | CONCRETE    |                                 |     |     |             |
| Bsmt Floor          | 12   |     |             |                                 |     |     |             |
| Bsmt Garage         |      |     |             |                                 |     |     |             |
| Fireplaces          |      |     |             |                                 |     |     |             |
| WS Flues            |      |     |             |                                 |     |     |             |

| 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 |
|                                                                |             |     |              |     |       |            |    |     |       |     |      |           |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 1,304      |           | 24.95     | 32,528          |  |
| FFL                               | 1ST FLOOR   | 1,304       | 1,304      |           | 124.63    | 162,518         |  |
| GAR                               | GARAGE      | 0           | 462        |           | 49.91     | 23,057          |  |
| HST                               | HALF STORY  | 457         | 913        |           | 62.38     | 56,956          |  |
| OSP                               | SCRN PORCH  | 0           | 96         |           | 18.18     | 1,745           |  |
| WDK                               | WOOD DECK   | 0           | 128        |           | 17.53     | 2,243           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1.761       | 4.207      | 2.239     |           | 279,047         |  |

