

Property Location: 20 KELSEY ST  
Vision ID: 2490

Account #2533

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 101  
Print Date: 11/25/2015 14:57

| CURRENT OWNER                                                                                        |  | TOPO. | UTILITIES                                                                        | STRT./ROAD | LOCATION | CURRENT ASSESSMENT |      |                 |                | 1006<br>AST LONGMEADOW, MA<br><br><b>VISION</b> |         |
|------------------------------------------------------------------------------------------------------|--|-------|----------------------------------------------------------------------------------|------------|----------|--------------------|------|-----------------|----------------|-------------------------------------------------|---------|
| HIGGINS CHRISTOPHER C<br><br>20 KELSEY ST<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners:     |  |       | 1 TYPCL                                                                          |            |          | Description        | Code | Appraised Value | Assessed Value |                                                 |         |
|                                                                                                      |  |       |                                                                                  |            |          | RESIDENTL.         | 101  | 89,800          | 89,800         |                                                 |         |
|                                                                                                      |  |       |                                                                                  |            |          | RES LAND           | 101  | 64,400          | 64,400         |                                                 |         |
|                                                                                                      |  |       |                                                                                  |            |          | RESIDENTL.         | 101  | 14,100          | 14,100         |                                                 |         |
| SUPPLEMENTAL DATA                                                                                    |  |       |                                                                                  |            |          | Total              |      |                 |                | 168,300                                         | 168,300 |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_375393_2854549 |  |       | Received<br>Prior ID<br>Owner Occ<br>Final Area<br>Current Ac.<br><br>ASSOC PID# |            |          |                    |      |                 |                |                                                 |         |

| RECORD OF OWNERSHIP                                                    |  | BK-VOL/PAGE                             | SALE DATE                              | q/u         | v/i         | SALE PRICE              | V.C.   | PREVIOUS ASSESSMENTS (HISTORY) |      |                |         |        |                |        |         |                |
|------------------------------------------------------------------------|--|-----------------------------------------|----------------------------------------|-------------|-------------|-------------------------|--------|--------------------------------|------|----------------|---------|--------|----------------|--------|---------|----------------|
| HIGGINS CHRISTOPHER C<br>MCDONALD,FREDERICK W<br>KOWALCZYK DONALD R +, |  | 18338/ 441<br>13646/ 385<br>03761/ 0416 | 06/18/2010<br>10/02/2003<br>12/26/1972 | U<br>U<br>U | I<br>I<br>I | 197,000<br>190,000<br>0 | V<br>G | Yr.                            | Code | Assessed Value | Yr.     | Code   | Assessed Value | Yr.    | Code    | Assessed Value |
|                                                                        |  |                                         |                                        |             |             |                         |        | 2015                           | 101  | 89,800         | 2014    | B      | 90,500         | 2013   | B       | 95,200         |
|                                                                        |  |                                         |                                        |             |             |                         |        | 2015                           | 101  | 64,400         | 2014    | L      | 63,500         | 2013   | L       | 64,200         |
|                                                                        |  |                                         |                                        |             |             |                         |        | 2015                           | 101  | 14,100         | 2014    | O      | 14,600         | 2013   | O       | 14,800         |
|                                                                        |  |                                         |                                        |             |             |                         |        | Total:                         |      |                | 168,300 | Total: | 168,600        | Total: | 174,200 |                |

| 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     | MF    |

| NOTES                                             |  |  |  |  |
|---------------------------------------------------|--|--|--|--|
| HOT TUB IN BMT. FY 14 ADDED 1/2 BTH PER HOMEOWNER |  |  |  |  |

| 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 |  |
| 60                     | 04/01/1990 | MN   | Manual Note | 5,000  |            | 0       |            | SUN ROOM | 02/04/2011 |                       |    | 317 | 16  | FIELDREV CHG   |  |
| 108                    | 01/01/1984 | MN   | Manual Note | 0      |            | 0       |            | GARAGE   | 04/09/2004 |                       |    | 311 | 3   | MEAS+INSPCTD   |  |
|                        |            |      |             |        |            |         |            |          | 01/07/1991 |                       |    | 107 | 15  | PERMIT VISIT   |  |
|                        |            |      |             |        |            |         |            |          | 07/31/1990 |                       |    | 131 | 2   | MEASURED       |  |
|                        |            |      |             |        |            |         |            |          | 03/22/1985 |                       |    | 500 | 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         | RC   |    |                         |       | 11,250 SF | 6.98       | 0.8200    | 3    | 1.0000    | 1.00      | MF      | 1.00 |                   |                 | 1.00       | 5.72            | 64,400     |
| Total Card Land Units:      |          |                 | 0.26 | AC | Parcel Total Land Area: |       |           | 0.26       | AC        |      |           |           |         |      | Total Land Value: |                 |            | 64,400          |            |

| CONSTRUCTION DETAIL |      |     |               | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|------|-----|---------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description   | Element                         | Cd.         | Ch.     | Description |
| Style               | 15   |     | OLD STYLE     | #Heat Sys                       | 1           |         | NO          |
| Model               | 01   |     | RESIDENTIAL   | Central Vac                     | 0           |         |             |
| Grade               | C    |     | AVERAGE       | FBM Sqft                        | 249         |         |             |
| Stories             | 1.75 |     | 1 3/4 STORIES | Int vs Ext                      | S           |         |             |
| Foundation          | 2    |     | CONC BLOCK    | MIXED USE                       |             |         |             |
| Exterior Wall 1     | 4    |     | VINYL         | Code                            | Description |         | Percentage  |
| Exterior Wall 2     |      |     |               | 101                             | ONE FAM     |         | 100         |
| Roof Structure      | 1    |     | GABLE         | COST/MARKET VALUATION           |             |         |             |
| Roof Cover          | 1    |     | ASPHALT SH    |                                 |             |         |             |
| Interior Wall 1     | 2    |     | PLASTER       |                                 |             |         |             |
| Interior Wall 2     | 1    |     | DRYWALL       |                                 |             |         |             |
| Interior Floor 1    | 4    |     | CARPET        | Adj. Base Rate:                 |             | 73.08   |             |
| Interior Floor 2    | 3    |     | HARDWOOD      |                                 |             |         |             |
| Heat Fuel           | 1    |     | OIL           | Replace Cost                    |             | 136,077 |             |
| Heat Type           | 3    |     | FORCED H/W    | AYB                             |             | 1890    |             |
| AC Type             | 01   |     | NONE          | EYB                             |             | 1980    |             |
| Bedrooms            | 3    |     |               | Dep Code                        |             | AG      |             |
| Full Baths          | 1    |     |               | Remodel Rating                  |             |         |             |
| Half Baths          | 1    |     |               | Year Remodeled                  |             |         |             |
| Extra Fixtures      | 0    |     |               | Dep %                           |             | 34      |             |
| Total Rooms         | 7    |     |               | Functional Obslnc               |             |         |             |
| Bath Style          | A    |     | AVERAGE       | External Obslnc                 |             |         |             |
| Kitchen Style       | A    |     | AVERAGE       | Cost Trend Factor               |             | 1       |             |
| Kitchens            | 1    |     |               | Condition                       |             |         |             |
| Extra Kitchens      | 0    |     |               | % Complete                      |             |         |             |
| Frame               | 1    |     | WOOD          | Overall % Cond                  |             | 66      |             |
| Basement Floor      | 12   |     | CONCRETE      | Apprais Val                     |             | 89,800  |             |
| Bsmt Garage         |      |     |               | Dep % Ovr                       |             | 0       |             |
| Units               | 1    |     |               | Dep Ovr Comment                 |             |         |             |
| WS Flues            | 3    |     |               | Misc Imp Ovr                    |             | 0       |             |
| FBM Quality         | 1    |     |               | Misc Imp Ovr Comment            |             |         |             |
| Fireplaces          | 0    |     |               | 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 |
| 03                                                             | GARAGE      | OB  | Outbuilding  | L   | 675   | 28.18      | 1984 | A   |       | GD  | 70   | 13,300    |
| 02                                                             | SHED/FR     |     |              | L   | 120   | 7.48       | 1984 | G   |       | GD  | 70   | 800       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 996        |           | 14.60     | 14,543          |  |
| FFL                               | 1ST FLOOR   | 1,236       | 1,236      |           | 73.08     | 90,328          |  |
| OFP                               | OPEN PORCH  | 0           | 108        |           | 7.44      | 804             |  |
| TQS                               | 3/4 STORY   | 396         | 528        |           | 54.81     | 28,940          |  |
| WDK                               | WOOD DECK   | 0           | 144        |           | 10.15     | 1,462           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,632       | 3,012      | 1,862     |           | 136,077         |  |

