

Property Location: 11 STURBRIDGE LN

MAP ID:51/ 18/ 2/ /

Bldg Name:

State Use:101

VISION ID: 4137

Account #4204

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 17:00

|                    |  |  |                                                                                                      |  |           |  |            |                                                                                  |          |  |                    |            |      |       |                                                                 |       |         |  |                 |  |                |  |  |
|--------------------|--|--|------------------------------------------------------------------------------------------------------|--|-----------|--|------------|----------------------------------------------------------------------------------|----------|--|--------------------|------------|------|-------|-----------------------------------------------------------------|-------|---------|--|-----------------|--|----------------|--|--|
| CURRENT OWNER      |  |  | TOPO.                                                                                                |  | UTILITIES |  | STRT./ROAD |                                                                                  | LOCATION |  | CURRENT ASSESSMENT |            |      |       | <div>1006</div> <div>AST LONGMEADOW, MA</div> <div>VISION</div> |       |         |  |                 |  |                |  |  |
| FLANAGAN GINA E    |  |  |                                                                                                      |  | 1 TYPCL   |  |            |                                                                                  |          |  | Description        |            | Code |       |                                                                 |       |         |  | Appraised Value |  | Assessed Value |  |  |
|                    |  |  | 11 STURBRIDGE LN                                                                                     |  |           |  |            |                                                                                  |          |  |                    | RESIDENTL. |      | 101   |                                                                 |       |         |  | 246,800         |  | 246,800        |  |  |
|                    |  |  | EAST LONGMEADOW, MA 01028                                                                            |  |           |  |            |                                                                                  |          |  |                    | RES LAND   |      | 101   |                                                                 |       |         |  | 122,900         |  | 122,900        |  |  |
| Additional Owners: |  |  | SUPPLEMENTAL DATA                                                                                    |  |           |  |            |                                                                                  |          |  |                    |            |      | 1,200 |                                                                 | 1,200 |         |  |                 |  |                |  |  |
|                    |  |  | Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_386378_2848110 |  |           |  |            | Received<br>Prior ID<br>Owner Occ<br>Final Area<br>Current Ac.<br><br>ASSOC PID# |          |  |                    |            |      |       |                                                                 |       |         |  |                 |  |                |  |  |
|                    |  |  |                                                                                                      |  |           |  |            |                                                                                  |          |  |                    |            |      |       | Total                                                           |       | 370,900 |  | 370,900         |  |                |  |  |

|                                                                                              |  |  |                                                               |  |                                                      |  |                       |  |                       |  |                                  |  |         |  |                                |  |      |  |                |  |        |  |      |  |                |  |        |  |      |  |                |  |
|----------------------------------------------------------------------------------------------|--|--|---------------------------------------------------------------|--|------------------------------------------------------|--|-----------------------|--|-----------------------|--|----------------------------------|--|---------|--|--------------------------------|--|------|--|----------------|--|--------|--|------|--|----------------|--|--------|--|------|--|----------------|--|
| RECORD OF OWNERSHIP                                                                          |  |  | BK-VOL/PAGE                                                   |  | SALE DATE                                            |  | q/u                   |  | v/i                   |  | SALE PRICE                       |  | V.C.    |  | PREVIOUS ASSESSMENTS (HISTORY) |  |      |  |                |  |        |  |      |  |                |  |        |  |      |  |                |  |
| FLANAGAN GINA E<br>AUGUST RALPH D<br>AUGUST RALPH D ,<br>CAMPBELL DONALD R + JOAN<br>ROBBINS |  |  | 20555/ 47<br>18497/ 250<br>08498/ 0291<br>06213/ 0125<br>0/ 0 |  | 12/31/2014<br>10/13/2010<br>07/21/1993<br>09/03/1986 |  | Q<br>U<br>U<br>U<br>U |  | I<br>I<br>V<br>I<br>I |  | 395,000<br>1<br>65,250<br>0<br>0 |  | 00<br>H |  | Yr.                            |  | Code |  | Assessed Value |  | Yr.    |  | Code |  | Assessed Value |  | Yr.    |  | Code |  | Assessed Value |  |
|                                                                                              |  |  |                                                               |  |                                                      |  |                       |  |                       |  |                                  |  |         |  | 2015                           |  | 101  |  | 261,700        |  | 2014   |  | B    |  | 250,000        |  | 2013   |  | B    |  | 243,900        |  |
|                                                                                              |  |  |                                                               |  |                                                      |  |                       |  |                       |  |                                  |  |         |  | 2015                           |  | 101  |  | 122,900        |  | 2014   |  | L    |  | 129,200        |  | 2013   |  | L    |  | 125,500        |  |
|                                                                                              |  |  |                                                               |  |                                                      |  |                       |  |                       |  |                                  |  |         |  | 2015                           |  | 101  |  | 1,200          |  | 2014   |  | O    |  | 1,600          |  | 2013   |  | O    |  | 1,600          |  |
|                                                                                              |  |  |                                                               |  |                                                      |  |                       |  |                       |  |                                  |  |         |  | Total:                         |  |      |  | 385,800        |  | Total: |  |      |  | 380,800        |  | Total: |  |      |  | 371,000        |  |

|            |  |      |  |                   |  |        |  |                                                                     |  |  |  |  |  |  |  |      |  |             |  |        |  |        |  |            |  |
|------------|--|------|--|-------------------|--|--------|--|---------------------------------------------------------------------|--|--|--|--|--|--|--|------|--|-------------|--|--------|--|--------|--|------------|--|
| 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 |  |           |  | Appraised Bldg. Value (Card) 246,800<br>Appraised XF (B) Value (Bldg) 0<br>Appraised OB (L) Value (Bldg) 1,200<br>Appraised Land Value (Bldg) 122,900<br>Special Land Value 0<br>Total Appraised Parcel Value 370,900<br>Valuation Method: C<br>Adjustment: 0<br>Net Total Appraised Parcel Value 370,900 |  |  |  |  |  |  |  |                   |  |         |  |       |  |
| NBHD/ SUB              |  | NBHD Name |  |                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  | Street Index Name |  | Tracing |  | Batch |  |
| 0001/A                 |  |           |  |                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |                   |  | 101     |  | NV    |  |

|       |  |  |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |
|-------|--|--|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|
| NOTES |  |  |  |  |  |  |  |  |  |  |  | SUB DIV #646 |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |

|                        |  |            |  |      |  |             |  |         |  |                       |  |         |  |            |  |          |  |                                                                    |  |      |  |    |  |                                 |  |                        |  |                                                                     |  |
|------------------------|--|------------|--|------|--|-------------|--|---------|--|-----------------------|--|---------|--|------------|--|----------|--|--------------------------------------------------------------------|--|------|--|----|--|---------------------------------|--|------------------------|--|---------------------------------------------------------------------|--|
| 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                                                      |  |
| 218                    |  | 08/01/1993 |  | MN   |  | Manual Note |  | 168,000 |  |                       |  | 0       |  |            |  | DWELLING |  | 02/20/2015<br>09/25/2009<br>08/07/2009<br>06/13/2002<br>06/13/2002 |  |      |  |    |  | 317<br>317<br>375<br>274<br>274 |  | 3<br>2<br>1<br>2<br>11 |  | MEAS+INSPCTD<br>MEASURED<br>LEFT NOTICE<br>MEASURED<br>ENTRY DENIED |  |

|                             |  |          |  |                 |  |      |  |   |  |       |  |       |  |                         |  |            |  |           |  |        |  |           |  |           |  |         |  |                   |  |            |  |                 |  |  |  |            |  |                 |  |            |  |         |  |
|-----------------------------|--|----------|--|-----------------|--|------|--|---|--|-------|--|-------|--|-------------------------|--|------------|--|-----------|--|--------|--|-----------|--|-----------|--|---------|--|-------------------|--|------------|--|-----------------|--|--|--|------------|--|-----------------|--|------------|--|---------|--|
| 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   |  |   |  |       |  |       |  | 27,923                  |  | SF         |  | 3.01      |  | 1.5400 |  | 9         |  | 1.0000    |  | 0.95    |  | NV                |  | 1.00       |  | ESM1            |  |  |  |            |  | 1.00            |  | 4.40       |  | 122,900 |  |
| Total Card Land Units:      |  |          |  |                 |  |      |  |   |  | 0.64  |  | AC    |  | Parcel Total Land Area: |  |            |  |           |  |        |  |           |  | 0.64      |  | AC      |  | Total Land Value: |  |            |  |                 |  |  |  |            |  | 122,900         |  |            |  |         |  |

| CONSTRUCTION DETAIL |      |     |               | CONSTRUCTION DETAIL (CONTINUED) |             |       |             |
|---------------------|------|-----|---------------|---------------------------------|-------------|-------|-------------|
| Element             | Cd.  | Ch. | Description   | Element                         | Cd.         | Ch.   | Description |
| Style               | 05   |     | CAPE          | #Heat Sys                       | 1           |       |             |
| Model               | 01   |     | RESIDENTIAL   | Central Vac                     | 0           |       | NO          |
| Grade               | B-   |     | GOOD (-)      | FBM Sqft                        |             |       |             |
| Stories             | 1.75 |     | 1 3/4 Stories | Int vs Ext                      | S           |       |             |
| Foundation          | 1    |     |               | MIXED USE                       |             |       |             |
| Exterior Wall 1     | 2    |     | CLAPBOARD     | Code                            | Description |       | Percentage  |
| Exterior Wall 2     |      |     |               | 101                             | ONE FAM     |       | 100         |
| Roof Structure      | 1    |     | GABLE         |                                 |             |       |             |
| Roof Cover          | 1    |     | ASPHALT SH    |                                 |             |       |             |
| Interior Wall 1     | 1    |     | DRYWALL       |                                 |             |       |             |
| Interior Wall 2     |      |     |               | COST/MARKET VALUATION           |             |       |             |
| Interior Floor 1    | 3    |     | HARDWOOD      | Adj. Base Rate:                 |             | 87.80 |             |
| Interior Floor 2    | 4    |     | CARPET        |                                 |             |       |             |
| Heat Fuel           | 2    |     | GAS           |                                 |             |       |             |
| Heat Type           | 1    |     | FORCED H/A    |                                 |             |       |             |
| AC Type             | 03   |     | FULL          | Replace Cost                    |             |       | 277,276     |
| Bedrooms            | 3    |     |               | AYB                             |             |       | 1993        |
| Full Baths          | 2    |     |               | EYB                             |             |       | 2003        |
| Half Baths          | 1    |     |               | Dep Code                        |             |       | GD          |
| Extra Fixtures      | 1    |     |               | Remodel Rating                  |             |       |             |
| Total Rooms         | 7    |     |               | Year Remodeled                  |             |       |             |
| Bath Style          | A    |     | AVERAGE       | Dep %                           |             |       | 11          |
| Kitchen Style       | A    |     | AVERAGE       | Functional ObsInc               |             |       |             |
| Kitchens            | 1    |     |               | External ObsInc                 |             |       |             |
| Extra Kitchens      | 0    |     |               | Cost Trend Factor               |             |       | 1           |
| Frame               | 1    |     | WOOD          | Condition                       |             |       |             |
| Basement Floor      | 12   |     |               | % Complete                      |             |       |             |
| Bsmt Garage         |      |     |               | Overall % Cond                  |             |       | 89          |
| Units               | 1    |     |               | Apprais Val                     |             |       | 246,800     |
| WS Flues            |      |     |               | Dep % Ovr                       |             |       | 0           |
| FBM Quality         |      |     |               | Dep Ovr Comment                 |             |       |             |
| Fireplaces          | 2    |     |               | Misc Imp Ovr                    |             |       | 0           |
|                     |      |     |               | Misc Imp Ovr Comment            |             |       |             |
|                     |      |     |               | 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 |
| 19                                                             | PATIO       |     |              | L   | 341   | 5.75       | 1995 | A   |       | AV  | 60   | 1,200     |

## BUILDING SUB-AREA SUMMARY SECTION

| <i>Code</i> | <i>Description</i> | <i>Living Area</i> | <i>Gross Area</i> | <i>Eff. Area</i> | <i>Unit Cost</i> | <i>Undeprec. Value</i> |
|-------------|--------------------|--------------------|-------------------|------------------|------------------|------------------------|
| BMT         | BASEMENT           | 0                  | 1,398             |                  | 17.59            | 24,584                 |
| FFL         | 1ST FLOOR          | 1,398              | 1,398             |                  | 87.80            | 122,746                |
| GAR         | GARAGE             | 0                  | 624               |                  | 35.18            | 21,950                 |
| HST         | HALF STORY         | 32                 | 64                |                  | 43.90            | 2,810                  |
| OFP         | OPEN PORCH         | 0                  | 64                |                  | 8.23             | 527                    |
| OSP         | SCRN PORCH         | 0                  | 192               |                  | 13.26            | 2,546                  |
| TQS         | 3/4 STORY          | 1,038              | 1,384             |                  | 65.85            | 91,138                 |
| UAT         | UNFIN ATTC         | 0                  | 624               |                  | 17.59            | 10,975                 |

|                                          |              |              |              |  |                |
|------------------------------------------|--------------|--------------|--------------|--|----------------|
|                                          |              |              |              |  |                |
| <b><i>Ttl. Gross Liv/Lease Area:</i></b> | <b>2,468</b> | <b>5,748</b> | <b>3,158</b> |  | <b>277,276</b> |

