

Property Location: 71 BAYNE ST  
Vision ID: 711

Account #733

Bldg #: 1 of 1

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

State Use: 101

Print Date: 11/24/2015 17:54

| CURRENT OWNER                                                                                              |  | TOPO. | UTILITIES                                                                        | STRT./ROAD | LOCATION | CURRENT ASSESSMENT |      |                 |                | <div>1006<br/>AST LONGMEADOW, MA</div> <div>VISION</div> |         |
|------------------------------------------------------------------------------------------------------------|--|-------|----------------------------------------------------------------------------------|------------|----------|--------------------|------|-----------------|----------------|----------------------------------------------------------|---------|
| COMMISSO FRANK J<br>COMMISSO ELLEN M<br>71 BAYNE ST<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: |  |       | 1 TYPCL                                                                          |            |          | Description        | Code | Appraised Value | Assessed Value |                                                          |         |
|                                                                                                            |  |       |                                                                                  |            |          | RESIDENTL.         | 101  | 93,300          | 93,300         |                                                          |         |
|                                                                                                            |  |       |                                                                                  |            |          | RES LAND           | 101  | 78,000          | 78,000         |                                                          |         |
|                                                                                                            |  |       |                                                                                  |            |          | RESIDENTL.         | 101  | 500             | 500            |                                                          |         |
| SUPPLEMENTAL DATA                                                                                          |  |       |                                                                                  |            |          | Total              |      |                 |                | 171,800                                                  | 171,800 |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_378766_2850452       |  |       | 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) |      |                |         |        |                |        |         |                |
|-----------------------------------------------------------------|--|------------------------------------------|----------------------------------------|-------------|-------------|---------------------|------|--------------------------------|------|----------------|---------|--------|----------------|--------|---------|----------------|
| COMMISSO FRANK J<br>GARVEY ELLEN M +,<br>HAWLEY MABEL R HEIRS + |  | 14836/ 336<br>07782/ 0087<br>02467/ 0012 | 02/16/2005<br>08/16/1991<br>05/11/1956 | U<br>U<br>U | I<br>I<br>I | 100<br>118,000<br>0 | A    | Yr.                            | Code | Assessed Value | Yr.     | Code   | Assessed Value | Yr.    | Code    | Assessed Value |
|                                                                 |  |                                          |                                        |             |             |                     |      | 2015                           | 101  | 93,300         | 2014    | B      | 92,400         | 2013   | B       | 96,400         |
|                                                                 |  |                                          |                                        |             |             |                     |      | 2015                           | 101  | 78,000         | 2014    | L      | 80,500         | 2013   | L       | 80,500         |
|                                                                 |  |                                          |                                        |             |             |                     |      | 2015                           | 101  | 500            | 2014    | O      | 800            | 2013   | O       | 900            |
|                                                                 |  |                                          |                                        |             |             |                     |      | Total:                         |      |                | 171,800 | Total: | 173,700        | Total: | 177,800 |                |

| 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) 93,300<br/>Appraised XF (B) Value (Bldg) 0<br/>Appraised OB (L) Value (Bldg) 500<br/>Appraised Land Value (Bldg) 78,000<br/>Special Land Value 0<br/>Total Appraised Parcel Value 171,800<br/>Valuation Method: C<br/>Adjustment: 0<br/>Net Total Appraised Parcel Value 171,800</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                 |      |             |        |                   |             | 101     |        | MA                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |            |
| NOTES                  |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |            |
|                        |      |             |        |                   |             |         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |            |

| 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 |  |
|                        |            |      |             |        |            |         |            |          | 01/31/2014            |      |    | 317 | 2   | MEASURED       |  |
|                        |            |      |             |        |            |         |            |          | 11/25/2003            |      |    | 274 | 3   | MEAS+INSPCTD   |  |
|                        |            |      |             |        |            |         |            |          | 07/19/1991            |      |    | 181 | 3   | MEAS+INSPCTD   |  |
|                        |            |      |             |        |            |         |            |          | 05/12/1980            |      |    | 500 | 3   | MEAS+INSPCTD   |  |

| LAND LINE VALUATION SECTION |          |                 |      |   |       |       |       |    |                         |           |      |           |           |         |      |            |                 |                   |  |      |            |                 |            |  |        |
|-----------------------------|----------|-----------------|------|---|-------|-------|-------|----|-------------------------|-----------|------|-----------|-----------|---------|------|------------|-----------------|-------------------|--|------|------------|-----------------|------------|--|--------|
| B #                         | Use Code | Use Description | Zone | D | Front | Depth | Units | SF | 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 |  |        |
|                             |          |                 |      |   |       |       |       |    |                         |           |      |           |           |         |      |            | Spec Use        | Spec Calc         |  |      |            |                 |            |  |        |
| 1                           | 101      | ONE FAM         | RC   |   |       |       | 9,750 |    | 8.00                    | 1.0000    | 5    | 1.0000    | 1.00      | MA      | 1.00 |            |                 |                   |  | 1.00 | 8.00       | 78,000          |            |  |        |
| Total Card Land Units:      |          |                 |      |   |       |       | 0.22  | AC | Parcel Total Land Area: |           |      |           |           |         |      | 0.22       | AC              | Total Land Value: |  |      |            |                 |            |  | 78,000 |

| CONSTRUCTION DETAIL |      |     |               | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|------|-----|---------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description   | Element                         | Cd.         | Ch.     | Description |
| Style               | 05   |     | CAPE          | #Heat Sys                       | 1           |         |             |
| Model               | 01   |     | RESIDENTIAL   | Central Vac                     | 0           |         | NO          |
| Grade               | C    |     | AVERAGE       | FBM Sqft                        |             |         |             |
| Stories             | 1.50 |     | 1 1/2 STORIES | Int vs Ext                      | S           |         | SAME        |
| Foundation          | 2    |     | CONC BLOCK    | MIXED USE                       |             |         |             |
| Exterior Wall 1     | 1    |     | WOOD SHING    | 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     | 1    |     | DRYWALL       |                                 |             |         |             |
| Interior Wall 2     |      |     |               |                                 |             |         |             |
| Interior Floor 1    | 3    |     | HARDWOOD      | Adj. Base Rate:                 |             | 96.42   |             |
| Interior Floor 2    | 4    |     | CARPET        |                                 |             |         |             |
| Heat Fuel           | 2    |     | GAS           |                                 |             |         |             |
| Heat Type           | 1    |     | FORCED H/A    | Replace Cost                    |             | 152,918 |             |
| AC Type             | 03   |     | FULL          | AYB                             |             | 1956    |             |
| Bedrooms            | 4    |     |               | EYB                             |             | 1975    |             |
| Full Baths          | 1    |     |               | Dep Code                        |             | AV      |             |
| Half Baths          | 1    |     |               | Remodel Rating                  |             |         |             |
| Extra Fixtures      | 1    |     |               | Year Remodeled                  |             |         |             |
| Total Rooms         | 6    |     |               | Dep %                           |             | 39      |             |
| Bath Style          | A    |     | AVERAGE       | Functional ObsInc               |             |         |             |
| Kitchen Style       | A    |     | AVERAGE       | External ObsInc                 |             |         |             |
| Kitchens            | 1    |     |               | Cost Trend Factor               |             | 1       |             |
| Extra Kitchens      | 0    |     |               | Condition                       |             |         |             |
| Frame               | 1    |     | WOOD          | % Complete                      |             |         |             |
| Basement Floor      | 12   |     | CONCRETE      | Overall % Cond                  |             | 61      |             |
| Bsmt Garage         |      |     |               | Apprais Val                     |             | 93,300  |             |
| Units               | 1    |     |               | Dep % Ovr                       |             | 0       |             |
| WS Flues            |      |     |               | Dep Ovr Comment                 |             |         |             |
| FBM Quality         |      |     |               | Misc Imp Ovr                    |             | 0       |             |
| Fireplaces          | 1    |     |               | 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   | 196   | 5.75       | 1992 | F   |       | FR  | 50   | 500       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 912        |           | 19.24     | 17,548          |
| EFP                               | ENCL PORCH  | 0           | 120        |           | 28.93     | 3,471           |
| FFL                               | 1ST FLOOR   | 912         | 912        |           | 96.42     | 87,933          |
| HST                               | HALF STORY  | 456         | 912        |           | 48.21     | 43,966          |
| Ttl. Gross Liv/Lease Area:        |             | 1,368       | 2,856      | 1,586     |           | 152,918         |

