

Property Location: 20 LESTER ST

Vision ID: 1572

Account #1607

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/01/2016 13:02

MAP ID: 25/ 180/ 17/ /

Bldg Name:

State Use: 101

|                                                                                                      |  |       |  |           |       |                                                                         |  |          |  |                    |      |                 |                |                                                                 |  |  |  |
|------------------------------------------------------------------------------------------------------|--|-------|--|-----------|-------|-------------------------------------------------------------------------|--|----------|--|--------------------|------|-----------------|----------------|-----------------------------------------------------------------|--|--|--|
| CURRENT OWNER                                                                                        |  | TOPO. |  | UTILITIES |       | STRT./ROAD                                                              |  | LOCATION |  | CURRENT ASSESSMENT |      |                 |                | <div>1006</div> <div>AST LONGMEADOW, MA</div> <div>VISION</div> |  |  |  |
| YUEN KWOK KWAN<br>YAU SIUSIM<br>20 LESTER ST<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners:  |  |       |  | 1         | TYPCL |                                                                         |  |          |  | Description        | Code | Appraised Value | Assessed Value |                                                                 |  |  |  |
|                                                                                                      |  |       |  |           |       |                                                                         |  |          |  | RESIDENTL.         | 101  | 83,600          | 83,600         |                                                                 |  |  |  |
|                                                                                                      |  |       |  |           |       |                                                                         |  |          |  | RES LAND           | 101  | 81,100          | 81,100         |                                                                 |  |  |  |
|                                                                                                      |  |       |  |           |       |                                                                         |  |          |  | RESIDENTL.         | 101  | 6,200           | 6,200          |                                                                 |  |  |  |
| SUPPLEMENTAL DATA                                                                                    |  |       |  |           |       |                                                                         |  |          |  |                    |      |                 |                |                                                                 |  |  |  |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_380274_2852970 |  |       |  |           |       | Received<br>Field 7<br>Field 8<br>Field 9<br>Field 10<br><br>ASSOC PID# |  |          |  |                    |      |                 |                |                                                                 |  |  |  |
| Total                                                                                                |  |       |  |           |       |                                                                         |  |          |  | 170,900            |      |                 |                | 170,900                                                         |  |  |  |

|                                                               |  |  |  |                                          |  |                                        |  |     |     |                        |  |      |                                |      |                |         |      |                |        |      |                |
|---------------------------------------------------------------|--|--|--|------------------------------------------|--|----------------------------------------|--|-----|-----|------------------------|--|------|--------------------------------|------|----------------|---------|------|----------------|--------|------|----------------|
| RECORD OF OWNERSHIP                                           |  |  |  | BK-VOL/PAGE                              |  | SALE DATE                              |  | q/u | v/i | SALE PRICE             |  | V.C. | PREVIOUS ASSESSMENTS (HISTORY) |      |                |         |      |                |        |      |                |
| YUEN KWOK KWAN<br>TATRO LAURA A + DAVID R,<br>MALCHOW DAVID C |  |  |  | 11593/ 312<br>09638/ 0254<br>05350/ 0012 |  | 04/18/2001<br>09/30/1996<br>12/01/1982 |  | U   | I   | 120,000<br>95,000<br>0 |  | V.C. | Yr.                            | Code | Assessed Value | Yr.     | Code | Assessed Value | Yr.    | Code | Assessed Value |
|                                                               |  |  |  |                                          |  |                                        |  |     |     |                        |  |      | 2016                           | 101  | 82,700         | 2015    | 101  | 82,700         | 2014   | B    | 77,000         |
|                                                               |  |  |  |                                          |  |                                        |  |     |     |                        |  |      | 2016                           | 101  | 78,800         | 2015    | 101  | 78,800         | 2014   | L    | 81,300         |
|                                                               |  |  |  |                                          |  |                                        |  |     |     |                        |  |      | 2016                           | 101  | 6,200          | 2015    | 101  | 6,200          | 2014   | O    | 2,300          |
|                                                               |  |  |  |                                          |  |                                        |  |     |     |                        |  |      | Total:                         |      |                | 167,700 |      |                | Total: |      |                |

|            |      |             |  |                   |      |             |  |        |        |            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|------------|------|-------------|--|-------------------|------|-------------|--|--------|--------|------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 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)83,600</div> <div>Appraised XF (B) Value (Bldg)0</div> <div>Appraised OB (L) Value (Bldg)6,200</div> <div>Appraised Land Value (Bldg)81,100</div> <div>Special Land Value0</div> <div>Total Appraised Parcel Value170,900</div> <div>Valuation Method:C</div> <div>Adjustment:0</div> <div>Net Total Appraised Parcel Value170,900</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     |  |  |  |  |  |  |  |  |  |
| 96 BP NVC |  |  |  |  |  |  |  |  |  |

|                        |  |            |  |      |             |  |        |  |            |                       |            |  |          |  |                                                                    |      |    |                                 |                          |                                                                      |  |
|------------------------|--|------------|--|------|-------------|--|--------|--|------------|-----------------------|------------|--|----------|--|--------------------------------------------------------------------|------|----|---------------------------------|--------------------------|----------------------------------------------------------------------|--|
| 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                                                       |  |
| 213                    |  | 08/27/1996 |  | MN   | Manual Note |  | 560    |  |            | 0                     |            |  | REROOF   |  | 04/14/2004<br>03/24/2004<br>10/25/2003<br>12/20/1996<br>07/09/1992 |      |    | 317<br>250<br>274<br>200<br>131 | 14<br>22<br>2<br>15<br>3 | INSPECTED<br>MAILER SENT<br>MEASURED<br>PERMIT VISIT<br>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   |   |       |       | 12,180 | SF         | 6.47                    | 1.0300 | 5         | 1.0000    | 1.00    | MA   | 1.00       |  |                 |    |                   | 1.00            | 6.66       | 81,100 |  |  |  |  |        |
| Total Card Land Units:      |          |                 |  |      |   |       |       | 0.28   | AC         | Parcel Total Land Area: |        |           |           |         |      |            |  | 0.28            | AC | Total Land Value: |                 |            |        |  |  |  |  | 81,100 |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |
| Style               | 19   |     | RANCH       | #Heat Sys                       | 1           |     |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0           |     | NONE        |
| Grade               | C    |     | AVERAGE     | FBM Sqft                        | 832         |     |             |
| Stories             | 1.00 |     | 1 Story     | Int vs Ext                      | S           |     |             |
| Foundation          | 1    |     | CONCRETE    | MIXED USE                       |             |     |             |
| Exterior Wall 1     | 4    |     | VINYL       | 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     | 8    |     | PLYWD PANL  | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 1    | 4    |     | CARPET      | Adj. Base Rate:                 |             |     | 107.83      |
| Interior Floor 2    | 3    |     | HARDWOOD    |                                 |             |     |             |
| Heat Fuel           | 2    |     | GAS         |                                 |             |     |             |
| Heat Type           | 1    |     | FORCED H/A  | Replace Cost                    |             |     | 137,051     |
| AC Type             | 03   |     | Full        | AYB                             |             |     | 1950        |
| Bedrooms            | 3    |     |             | EYB                             |             |     | 1975        |
| Full Baths          | 1    |     |             | Dep Code                        |             |     | AV          |
| Half Baths          | 0    |     |             | Remodel Rating                  |             |     |             |
| Extra Fixtures      | 0    |     |             | Year Remodeled                  |             |     |             |
| Total Rooms         | 6    |     |             | Dep %                           |             |     | 39          |
| Bath Style          | A    |     | AVERAGE     | Functional Obslnc               |             |     |             |
| Kitchen Style       | A    |     | AVERAGE     | External Obslnc                 |             |     |             |
| Kitchens            | 1    |     |             | Cost Trend Factor               |             |     | 1           |
| Extra Kitchens      | 0    |     |             | Condition                       |             |     |             |
| Frame               | 1    |     | WOOD        | % Complete                      |             |     |             |
| Basement Floor      | 12   |     |             | Overall % Cond                  |             |     | 61          |
| Bsmt Garage         |      |     |             | Apprais Val                     |             |     | 83,600      |
| Units               | 1    |     |             | Dep % Ovr                       |             |     | 0           |
| WS Flues            |      |     |             | Dep Ovr Comment                 |             |     |             |
| FBM Quality         | 1    |     |             | Misc Imp Ovr                    |             |     | 0           |
| Fireplaces          | 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 |
| 10                                                             | POOL I-C    |     |              | L   | 648   | 29.90      | 1962 | A   |       | PR  | 30   | 5,800     |
| 02                                                             | SHED/FR     |     |              | L   | 80    | 7.48       | 2002 | A   |       | GD  | 70   | 400       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 1,040      |           | 21.57     | 22,428          |
| FFL                               | 1ST FLOOR   | 1,040       | 1,040      |           | 107.83    | 112,142         |
| PAT                               | PATIO       | 0           | 464        |           | 5.34      | 2,480           |
| Ttl. Gross Liv/Lease Area:        |             | 1,040       | 2,544      | 1,271     |           | 137,051         |

