

Property Location: 86 ORCHARD RD

Vision ID: 6273

Account #6359

MAP ID:46/ 67/ 42/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/07/2016 09:50

|                                                                                                        |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  |                    |  |      |  |                                                                 |  |       |  |                 |  |                |  |
|--------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------|--|-----------|--|-------------------------------------------------------------------------|--|----------|--|--------------------|--|------|--|-----------------------------------------------------------------|--|-------|--|-----------------|--|----------------|--|
| CURRENT OWNER                                                                                          |  |  | TOPO.                                                                                                |  | UTILITIES |  | STRT./ROAD                                                              |  | LOCATION |  | CURRENT ASSESSMENT |  |      |  | <div>1006</div> <div>AST LONGMEADOW, MA</div> <div>VISION</div> |  |       |  |                 |  |                |  |
| ROSS CHARLES B<br>ROSS LAUREEN<br>86 ORCHARD RD<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: |  |  |                                                                                                      |  | 1 TYPCL   |  |                                                                         |  |          |  | Description        |  | Code |  |                                                                 |  |       |  | Appraised Value |  | Assessed Value |  |
|                                                                                                        |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  | RESIDENTL.         |  | 101  |  |                                                                 |  |       |  | 231,800         |  | 231,800        |  |
|                                                                                                        |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  | RES LAND           |  | 101  |  |                                                                 |  |       |  | 135,500         |  | 135,500        |  |
|                                                                                                        |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  | RESIDENTL.         |  | 101  |  | 2,400                                                           |  | 2,400 |  |                 |  |                |  |
| SUPPLEMENTAL DATA                                                                                      |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  |                    |  |      |  |                                                                 |  |       |  |                 |  |                |  |
|                                                                                                        |  |  | Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_385620_2857345 |  |           |  | Received<br>Field 7<br>Field 8<br>Field 9<br>Field 10<br><br>ASSOC PID# |  |          |  |                    |  |      |  |                                                                 |  |       |  |                 |  |                |  |
| Total                                                                                                  |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  | 369,700            |  |      |  | 369,700                                                         |  |       |  |                 |  |                |  |

|                                                                      |  |  |  |                                 |  |                          |  |     |        |                   |  |      |                                |      |                |  |        |      |                |  |        |      |                |  |
|----------------------------------------------------------------------|--|--|--|---------------------------------|--|--------------------------|--|-----|--------|-------------------|--|------|--------------------------------|------|----------------|--|--------|------|----------------|--|--------|------|----------------|--|
| RECORD OF OWNERSHIP                                                  |  |  |  | BK-VOL/PAGE                     |  | SALE DATE                |  | q/u | v/i    | SALE PRICE        |  | V.C. | PREVIOUS ASSESSMENTS (HISTORY) |      |                |  |        |      |                |  |        |      |                |  |
| ROSS CHARLES B<br>CHAPDELAINE + SONS INC,<br>CHAPDELAINE + SONS INC, |  |  |  | 11778/ 429<br>3336/ 247<br>0/ 0 |  | 07/27/2001<br>05/13/1968 |  | U   | I<br>V | 281,875<br>1<br>0 |  | V.C. | Yr.                            | Code | Assessed Value |  | Yr.    | Code | Assessed Value |  | Yr.    | Code | Assessed Value |  |
|                                                                      |  |  |  |                                 |  |                          |  |     |        |                   |  |      | 2016                           | 101  | 229,300        |  | 2015   | 101  | 229,300        |  | 2014   | B    | 232,600        |  |
|                                                                      |  |  |  |                                 |  |                          |  |     |        |                   |  |      | 2016                           | 101  | 131,100        |  | 2015   | 101  | 131,100        |  | 2014   | L    | 138,100        |  |
|                                                                      |  |  |  |                                 |  |                          |  |     |        |                   |  |      | 2016                           | 101  | 2,400          |  | 2015   | 101  | 2,400          |  | 2014   | O    | 3,200          |  |
|                                                                      |  |  |  |                                 |  |                          |  |     |        |                   |  |      | Total:                         |      | 362,800        |  | Total: |      | 362,800        |  | Total: |      | 373,900        |  |

|            |      |             |  |                   |      |             |  |                                                                     |  |  |  |  |  |  |  |  |  |        |        |  |            |  |
|------------|------|-------------|--|-------------------|------|-------------|--|---------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------|--------|--|------------|--|
| 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) 231,800<br>Appraised XF (B) Value (Bldg) 0<br>Appraised OB (L) Value (Bldg) 2,400<br>Appraised Land Value (Bldg) 135,500<br>Special Land Value 0<br>Total Appraised Parcel Value 369,700<br>Valuation Method: C<br>Adjustment: 0<br>Net Total Appraised Parcel Value 369,700 |  |  |  |  |  |  |  |  |  |       |  |  |  |  |
| NBHD/ SUB              |  | NBHD Name |  |  | Street Index Name |  |  | Tracing |  |                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | Batch |  |  |  |  |
| 0001/A                 |  |           |  |  |                   |  |  | 101     |  |                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | NV    |  |  |  |  |

|       |  |  |  |  |  |  |  |  |  |                                                          |  |  |  |  |  |  |  |  |  |
|-------|--|--|--|--|--|--|--|--|--|----------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| NOTES |  |  |  |  |  |  |  |  |  | SUB DIV #834 ORCHARD HILL - OFP=AN EFP<br>AROUND HOT TUB |  |  |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |  |                                                          |  |  |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |  |                                                          |  |  |  |  |  |  |  |  |  |

|                        |  |            |  |      |             |  |  |         |  |                       |  |         |            |  |          |  |  |                                        |  |      |    |                   |             |                                      |  |
|------------------------|--|------------|--|------|-------------|--|--|---------|--|-----------------------|--|---------|------------|--|----------|--|--|----------------------------------------|--|------|----|-------------------|-------------|--------------------------------------|--|
| 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                       |  |
| 251                    |  | 08/30/2000 |  | 2    | DWELLING    |  |  | 173,000 |  |                       |  | 0       |            |  |          |  |  | 09/29/2010<br>09/13/2002<br>05/31/2001 |  |      |    | 311<br>274<br>247 | 2<br>3<br>2 | MEASURED<br>MEAS+INSPCTD<br>MEASURED |  |

|                             |          |                 |  |  |      |    |                         |       |           |  |            |           |      |           |           |         |                   |            |  |                 |  |            |      |            |            |         |
|-----------------------------|----------|-----------------|--|--|------|----|-------------------------|-------|-----------|--|------------|-----------|------|-----------|-----------|---------|-------------------|------------|--|-----------------|--|------------|------|------------|------------|---------|
| 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   |    |                         |       | 31,892 SF |  | 2.67       | 1.5900    | 9    | 1.0000    | 1.00      | NV      | 1.00              |            |  | Spec Use        |  | Spec Calc  |      | 1.00       | 4.25       | 135,500 |
| Total Card Land Units:      |          |                 |  |  | 0.73 | AC | Parcel Total Land Area: |       |           |  |            | 0.73 AC   |      |           |           |         | Total Land Value: |            |  |                 |  | 135,500    |      |            |            |         |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |
| Style               | 06   |     | COLONIAL    | #Heat Sys                       | 1           |     |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0           |     | NO          |
| Grade               | B    |     | GOOD        | FBM Sqft                        |             |     |             |
| Stories             | 2.00 |     | 2 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     |      |     |             | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 1    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             |     | 104.68      |
| Interior Floor 2    | 4    |     | CARPET      |                                 |             |     |             |
| Heat Fuel           | 2    |     | GAS         | Replace Cost                    |             |     | 251,959     |
| Heat Type           | 1    |     | FORCED H/A  | AYB                             |             |     | 2000        |
| AC Type             | 03   |     | FULL        | EYB                             |             |     | 2006        |
| Bedrooms            | 4    |     |             | Dep Code                        |             |     | GD          |
| Full Baths          | 2    |     |             | Remodel Rating                  |             |     |             |
| Half Baths          | 1    |     |             | Year Remodeled                  |             |     |             |
| Extra Fixtures      | 1    |     |             | Dep %                           |             |     | 8           |
| Total Rooms         | 7    |     |             | Functional Obslnc               |             |     |             |
| Bath Style          | G    |     | GOOD        | External Obslnc                 |             |     |             |
| Kitchen Style       | G    |     | GOOD        | Cost Trend Factor               |             |     | 1           |
| Kitchens            | 1    |     |             | Condition                       |             |     |             |
| Extra Kitchens      | 0    |     |             | % Complete                      |             |     |             |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             |     | 92          |
| Basement Floor      | 12   |     |             | Apprais Val                     |             |     | 231,800     |
| Bsmt Garage         |      |     |             | Dep % Ovr                       |             |     | 0           |
| Units               | 1    |     |             | Dep Ovr Comment                 |             |     |             |
| WS Flues            |      |     |             | Misc Imp Ovr                    |             |     | 0           |
| FBM Quality         |      |     |             | Misc Imp Ovr Comment            |             |     |             |
| Fireplaces          | 1    |     |             | 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 |
| 02                                                             | SHED/FR     |     |              | L   | 160   | 7.48       | 2002 | G   |       | GD  | 70   | 1,000     |
| 28                                                             | B-BALL C    |     |              | L   | 1     | 0.00       | 2009 | A   |       | GD  | 70   | 1,400     |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |       |            |      |     | </    |     |      |           |

| BUILDING SUB-AREA SUMMARY SECTION |              |             |            |           |           |                 |
|-----------------------------------|--------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description  | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT     | 0           | 858        |           | 20.98     | 18,005          |
| CFL                               | CATHEDRAL CE | 377         | 377        |           | 107.73    | 40,615          |
| FFL                               | 1ST FLOOR    | 537         | 537        |           | 104.68    | 56,212          |
| GAR                               | GARAGE       | 0           | 596        |           | 41.80     | 24,913          |
| HST                               | HALF STORY   | 110         | 220        |           | 52.34     | 11,515          |
| OFP                               | OPEN PORCH   | 0           | 90         |           | 10.47     | 942             |
| PAT                               | PATIO        | 0           | 196        |           | 5.34      | 1,047           |
| SFL                               | 2ND FLOOR    | 943         | 943        |           | 104.68    | 98,711          |
| Ttl. Gross Liv/Lease Area:        |              | 1,967       | 3,817      | 2,407     |           | 251,959         |

