

Property Location: 30 FRASER DR  
Vision ID: 5535

Account #5614

MAP ID: 77/ 67/ 7/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 02:02

|                                                                                                            |  |            |           |                 |                          |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
|------------------------------------------------------------------------------------------------------------|--|------------|-----------|-----------------|--------------------------|-------------|--------------------------|--------|------------|------------|----------------------|---------|--------------------|------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------|------------|---------|-----------------|----|--------------------------------|--------|-------------------|------------|----------------|----------------|--------|--|------------|--|-----------------|--|------------|---------|-----------------|--|------------|--|------|--|---------|--|
| CURRENT OWNER                                                                                              |  |            |           |                 | TOPO.                    |             | UTILITIES                |        | STRT./ROAD |            | LOCATION             |         | CURRENT ASSESSMENT |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <div>1006</div> <div>4ST LONGMEADOW, MA</div> <div>VISION</div> |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| HALPIN PATRICK J<br>HALPIN LAURIE A<br>30 FRASER DR<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: |  |            |           |                 |                          |             | 1 TYPCL                  |        |            |            |                      |         | Description        |            | Code                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         | Appraised Value |    | Assessed Value                 |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
|                                                                                                            |  |            |           |                 |                          |             |                          |        |            |            |                      |         | RESIDENTL.         |            | 101                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         | 235,900         |    | 235,900                        |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
|                                                                                                            |  |            |           |                 |                          |             |                          |        |            |            |                      |         | RES LAND           |            | 101                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         | 111,400         |    | 111,400                        |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
|                                                                                                            |  |            |           |                 |                          |             |                          |        |            |            |                      |         | RESIDENTL.         |            | 101                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         | 500             |    | 500                            |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| SUPPLEMENTAL DATA                                                                                          |  |            |           |                 |                          |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| Other ID:                                                                                                  |  |            |           |                 | Received                 |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| SP Permit                                                                                                  |  |            |           |                 | Field 7                  |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| Chapter Land                                                                                               |  |            |           |                 | Field 8                  |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| OC Dates                                                                                                   |  |            |           |                 | Field 9                  |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| In+Ex FY                                                                                                   |  |            |           |                 | Field 10                 |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| Mailed                                                                                                     |  |            |           |                 |                          |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| GIS ID: F_391514_2846115                                                                                   |  |            |           |                 | ASSOC PID#               |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| RECORD OF OWNERSHIP                                                                                        |  |            |           |                 |                          |             |                          |        |            |            | BK-VOL/PAGE          |         | SALE DATE          |            | q/u                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | v/i                                                             |            | SALE PRICE |         | V.C.            |    | PREVIOUS ASSESSMENTS (HISTORY) |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| HALPIN PATRICK J<br>STEERE RICHARD F,                                                                      |  |            |           |                 | 10178/ 49<br>05781/ 0158 |             | 02/27/1998<br>03/26/1985 |        | U<br>U     |            | 1<br>1               |         | 235,000<br>145,000 |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yr.                                                             |            | Code       |         | Assessed Value  |    | Yr.                            |        | Code              |            | Assessed Value |                | Yr.    |  | Code       |  | Assessed Value  |  |            |         |                 |  |            |  |      |  |         |  |
|                                                                                                            |  |            |           |                 |                          |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2017                                                            |            | 101        |         | 219,200         |    | 2016                           |        | 101               |            | 216,900        |                | 2015   |  | 101        |  | 216,900         |  |            |         |                 |  |            |  |      |  |         |  |
|                                                                                                            |  |            |           |                 |                          |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2017                                                            |            | 101        |         | 109,500         |    | 2016                           |        | 101               |            | 105,900        |                | 2015   |  | 101        |  | 105,900         |  |            |         |                 |  |            |  |      |  |         |  |
|                                                                                                            |  |            |           |                 |                          |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2017                                                            |            | 101        |         | 500             |    | 2016                           |        | 101               |            | 500            |                | 2015   |  | 101        |  | 500             |  |            |         |                 |  |            |  |      |  |         |  |
|                                                                                                            |  |            |           |                 |                          |             |                          |        |            |            |                      |         |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total:                                                          |            |            |         | 329,200         |    | Total:                         |        |                   |            | 323,300        |                | Total: |  |            |  | 323,300         |  |            |         |                 |  |            |  |      |  |         |  |
| 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)</div> <div>235,900</div> <div>Appraised XF (B) Value (Bldg)</div> <div>0</div> <div>Appraised OB (L) Value (Bldg)</div> <div>500</div> <div>Appraised Land Value (Bldg)</div> <div>111,400</div> <div>Special Land Value</div> <div>0</div> <div>Total Appraised Parcel Value</div> <div>347,800</div> <div>Valuation Method:</div> <div>C</div> <div>Adjustment:</div> <div>0</div> <div>Net Total Appraised Parcel Value</div> <div>347,800</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                  |         |                    |            | NG                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            |         |                 |    |                                |        |                   |            |                |                |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| 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 |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| 201601709                                                                                                  |  | 05/19/2016 |           | 7               |                          | REMODEL     |                          | 52,250 |            | 05/04/2017 |                      | 100     |                    | 05/04/2017 |                         | 3 BATH RMS NVC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                 | 05/04/2017 |            |         |                 |    |                                | 317    |                   | 15         |                | PERMIT VISIT   |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| 201601430                                                                                                  |  | 04/26/2016 |           | 91              |                          | INSULATION  |                          | 2,000  |            |            |                      | 0       |                    |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 | 01/14/2011 |            |         |                 |    |                                | 317    |                   | 15         |                | PERMIT VISIT   |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| 69                                                                                                         |  | 03/15/2010 |           | 9               |                          | ALTERATION  |                          | 3,313  |            |            |                      | 0       |                    |            |                         | ENTRY DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                 | 04/20/2006 |            |         |                 |    |                                | 311    |                   | 3          |                | MEAS+INSPCTD   |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| 204                                                                                                        |  | 06/01/1988 |           | MN              |                          | Manual Note |                          | 5,000  |            |            |                      | 0       |                    |            |                         | POOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                 | 12/16/1999 |            |         |                 |    |                                | 247    |                   | 3          |                | MEAS+INSPCTD   |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| 182                                                                                                        |  | 01/01/1984 |           | MN              |                          | Manual Note |                          | 0      |            |            |                      | 0       |                    |            |                         | POOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                 | 11/30/1988 |            |         |                 |    |                                | 107    |                   | 15         |                | PERMIT VISIT   |        |  |            |  |                 |  |            |         |                 |  |            |  |      |  |         |  |
| 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                       |        |            |            |                      |         |                    |            | 32,485                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SF                                                              |            | 2.77       |         | 1.2400          |    | 8                              |        | 1.0000            |            | 1.00           |                | NG     |  | 1.00       |  |                 |  | Spec Use   |         | Spec Calc       |  | 1.00       |  | 3.43 |  | 111,400 |  |
| Total Card Land Units:                                                                                     |  |            |           |                 |                          |             |                          |        |            |            | 0.75                 |         | AC                 |            | Parcel Total Land Area: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |            |            | 0.75 AC |                 |    |                                |        | Total Land Value: |            |                |                |        |  |            |  |                 |  |            | 111,400 |                 |  |            |  |      |  |         |  |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch.     | Description |
| Style               | 06   |     | COLONIAL    | #Heat Sys                       | 1           |         |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 1           |         | YES         |
| Grade               | C+   |     | AVG. (+)    | FBM Sqft                        | 663         |         |             |
| Stories             | 2.00 |     | 2 STORY     | Int vs Ext                      | S           |         | SAME        |
| Foundation          | 1    |     | CONCRETE    | MIXED USE                       |             |         |             |
| Exterior Wall 1     | 4    |     | VINYL       | Code                            | Description |         | Percentage  |
| Exterior Wall 2     | 8    |     | BRICK VENR  | 101                             | ONE FAM     |         | 100         |
| Roof Structure      | 1    |     | GABLE       |                                 |             |         |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |         |             |
| Interior Wall 1     | 1    |     | DRYWALL     | COST/MARKET VALUATION           |             |         |             |
| Interior Wall 2     |      |     |             |                                 |             |         |             |
| Interior Floor 1    | 4    |     | CARPET      | Adj. Base Rate:                 |             | 94.82   |             |
| Interior Floor 2    | 3    |     | HARDWOOD    |                                 |             |         |             |
| Heat Fuel           | 1    |     | OIL         |                                 |             |         |             |
| Heat Type           | 1    |     | FORCED H/A  | Replace Cost                    |             | 277,543 |             |
| AC Type             | 01   |     | NONE        | AYB                             |             | 1984    |             |
| Bedrooms            | 4    |     |             | EYB                             |             | 2002    |             |
| Full Baths          | 3    |     |             | Dep Code                        |             | GD      |             |
| Half Baths          | 0    |     |             | Remodel Rating                  |             |         |             |
| Extra Fixtures      | 0    |     |             | Year Remodeled                  |             |         |             |
| Total Rooms         | 8    |     |             | Dep %                           |             | 15      |             |
| Bath Style          | G    |     | GOOD        | Functional ObsInc               |             |         |             |
| Kitchen Style       | G    |     | GOOD        | External ObsInc                 |             |         |             |
| Kitchens            | 1    |     |             | Cost Trend Factor               |             | 1       |             |
| Extra Kitchens      | 0    |     |             | Condition                       |             |         |             |
| Frame               | 1    |     | WOOD        | % Complete                      |             |         |             |
| Basement Floor      | 12   |     | CONCRETE    | Overall % Cond                  |             | 85      |             |
| Bsmt Garage         |      |     |             | Apprais Val                     |             | 235,900 |             |
| Units               | 1    |     |             | Dep % Ovr                       |             | 0       |             |
| WS Flues            |      |     |             | Dep Ovr Comment                 |             |         |             |
| FBM Quality         | 3    |     |             | 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 |
| 02                                                             | SHED/FR     |     |              | L   | 120   | 7.48       | 1988 | A   |       | AV  | 60   | 500       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 1,326      |           | 18.95     | 25,128          |
| FFL                               | 1ST FLOOR   | 1,350       | 1,350      |           | 94.82     | 128,009         |
| GAR                               | GARAGE      | 0           | 600        |           | 37.93     | 22,757          |
| SFL                               | 2ND FLOOR   | 1,020       | 1,020      |           | 94.82     | 96,718          |
| WDK                               | WOOD DECK   | 0           | 368        |           | 13.40     | 4,931           |
|                                   |             |             |            |           |           |                 |
|                                   |             |             |            |           |           |                 |
|                                   |             |             |            |           |           |                 |
|                                   |             |             |            |           |           |                 |
|                                   |             |             |            |           |           |                 |
| Ttl. Gross Liv/Lease Area:        |             | 2,370       | 4,664      | 2,927     |           | 277,543         |

