

Property Location: 12 BALMORAL DR

Account #6553

MAP ID: 74/ 27/ 14R/ /

Bldg Name:

State Use: 101

Vision ID: 6451

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/16/2017 10:44

|                                                                                                           |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         |                             |         |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
|-----------------------------------------------------------------------------------------------------------|--|------------|------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------|-------------------|-------------------------------------------------------------------------|---------|------------------|-------------------------|-----------------------------|---------|-------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------|----------------------------------------|--------------------|-------------------|--------------------|-----------|------|-------------------|----------------|---------------|--------|---------------------------------------|------|------------|----------------|-----------------|--|------------|--|-----------------|--|------------|--|---------|--|
| CURRENT OWNER                                                                                             |  |            | TOPO.                                                                                                |                 | UTILITIES                              |                   | STRT./ROAD                                                              |         | LOCATION         |                         | CURRENT ASSESSMENT          |         |             |            | <div>1006</div> <div>4ST LONGMEADOW, MA</div> <div>VISION</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
| GISOLFI ANIELLO<br>GISOLFI DIANA<br>12 BALMORAL DR<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: |  |            |                                                                                                      |                 | 1 TYPCL                                |                   |                                                                         |         |                  |                         | Description                 |         | Code        |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        | Appraised Value    |                   | Assessed Value     |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
|                                                                                                           |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         | RESIDENTL.<br>RES LAND      |         | 101<br>101  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        | 470,000<br>139,700 |                   | 470,000<br>139,700 |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
|                                                                                                           |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         |                             |         |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
| SUPPLEMENTAL DATA                                                                                         |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         |                             |         |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
|                                                                                                           |  |            | Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_392424_2851022 |                 |                                        |                   | Received<br>Field 7<br>Field 8<br>Field 9<br>Field 10<br><br>ASSOC PID# |         |                  |                         |                             |         |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
| RECORD OF OWNERSHIP                                                                                       |  |            | BK-VOL/PAGE                                                                                          |                 | SALE DATE                              |                   | q/u                                                                     |         | v/i              |                         | SALE PRICE                  |         | V.C.        |            | PREVIOUS ASSESSMENTS (HISTORY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
| GISOLFI ANIELLO<br>APPLE LAND,DEVELOPMENT INC<br>ROLLINS,ROBERT H<br>ROLLINS ROBERT H                     |  |            | 12265/ 483<br>11956/ 104<br>11632/ 459<br>0/ 0                                                       |                 | 03/25/2002<br>10/31/2001<br>05/10/2001 |                   | U<br>U<br>U<br>U                                                        |         | V<br>V<br>V<br>U |                         | 74,900<br>1<br>453,000<br>0 |         | J<br>F<br>G |            | Yr.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              | Code |                                        | Assessed Value     |                   | Yr.                |           | Code |                   | Assessed Value |               | Yr.    |                                       | Code |            | Assessed Value |                 |  |            |  |                 |  |            |  |         |  |
|                                                                                                           |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         |                             |         |             |            | 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              | 101  |                                        | 450,800            |                   | 2016               |           | 101  |                   | 445,800        |               | 2015   |                                       | 101  |            | 445,800        |                 |  |            |  |                 |  |            |  |         |  |
|                                                                                                           |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         |                             |         |             |            | 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              | 101  |                                        | 149,700            |                   | 2016               |           | 101  |                   | 145,300        |               | 2015   |                                       | 101  |            | 145,300        |                 |  |            |  |                 |  |            |  |         |  |
|                                                                                                           |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         |                             |         |             |            | Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |      |                                        | 600,500            |                   | Total:             |           |      |                   | 591,100        |               | Total: |                                       |      |            | 591,100        |                 |  |            |  |                 |  |            |  |         |  |
| 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>470,000</div> <div>Appraised XF (B) Value (Bldg)</div> <div>0</div> <div>Appraised OB (L) Value (Bldg)</div> <div>0</div> <div>Appraised Land Value (Bldg)</div> <div>139,700</div> <div>Special Land Value</div> <div>0</div> <div>Total Appraised Parcel Value</div> <div>609,700</div> <div>Valuation Method:</div> <div>C</div> <div>Adjustment:</div> <div>0</div> <div>Net Total Appraised Parcel Value</div> <div>609,700</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              |                         |                             | NV      |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
| NOTES                                                                                                     |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         |                             |         |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
| SUB DIV 875 - SUB DIV 906                                                                                 |  |            |                                                                                                      |                 |                                        |                   |                                                                         |         |                  |                         |                             |         |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |      |                                        |                    |                   |                    |           |      |                   |                |               |        |                                       |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
| 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                        |      |            |                |                 |  |            |  |                 |  |            |  |         |  |
| 143                                                                                                       |  | 05/30/2002 |                                                                                                      | 2               |                                        | DWELLING          |                                                                         | 297,000 |                  |                         |                             | 0       |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | OC 7/23/2003 |      | 05/04/2006<br>02/11/2004<br>02/25/2003 |                    |                   |                    |           |      | 105<br>311<br>274 |                | 16<br>14<br>2 |        | FIELDREV CHG<br>INSPECTED<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                |                                                                         | D       |                  |                         |                             |         |             | 40,000     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2.32         |      | 1.4000                                 |                    | 9                 |                    | 1.0000    |      | 1.00              |                | NV            |        | 1.00                                  |      |            |                | Spec Use        |  | Spec Calc  |  | 1.00            |  | 3.25       |  | 130,000 |  |
| 1                                                                                                         |  | 101        |                                                                                                      | ONE FAM         |                                        | RA                |                                                                         |         |                  |                         |                             |         |             | 1.39       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7,000.00     |      | 1.0000                                 |                    | 0                 |                    | 1.0000    |      | 1.00              |                | NV            |        | 1.00                                  |      |            |                |                 |  | 1.00       |  | 7,000.00        |  | 9,700      |  |         |  |
| Total Card Land Units:                                                                                    |  |            |                                                                                                      |                 |                                        | 2.31              |                                                                         | AC      |                  | Parcel Total Land Area: |                             |         |             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2.31         |      | AC                                     |                    | Total Land Value: |                    |           |      |                   |                |               |        |                                       |      | 139,700    |                |                 |  |            |  |                 |  |            |  |         |  |

| 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               | A-   |     | V GOOD-     | FBM Sqft                        |     |     |             |
| Stories             | 2.00 |     | 2 Story     | Int vs Ext                      | S   |     |             |
| Foundation          | 1    |     | CONCRETE    |                                 |     |     |             |
| Exterior Wall 1     | 7    |     | BRICK       |                                 |     |     |             |
| Exterior Wall 2     | 4    |     | VINYL       |                                 |     |     |             |
| Roof Structure      | 2    |     | HIP         |                                 |     |     |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |     |     |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |     |     |             |
| Interior Wall 2     |      |     |             |                                 |     |     |             |
| Interior Floor 1    | 3    |     | HARDWOOD    |                                 |     |     |             |
| Interior Floor 2    | 6    |     | CERAMIC TL  |                                 |     |     |             |
| Heat Fuel           | 2    |     | GAS         |                                 |     |     |             |
| Heat Type           | 1    |     | FORCED H/A  |                                 |     |     |             |
| AC Type             | 03   |     | FULL        |                                 |     |     |             |
| Bedrooms            | 4    |     |             |                                 |     |     |             |
| Full Baths          | 3    |     |             |                                 |     |     |             |
| Half Baths          | 0    |     |             |                                 |     |     |             |
| Extra Fixtures      | 2    |     |             |                                 |     |     |             |
| Total Rooms         | 9    |     |             |                                 |     |     |             |
| Bath Style          | V    |     | VERY GOOD   |                                 |     |     |             |
| Kitchen Style       | G    |     | GOOD        |                                 |     |     |             |
| Kitchens            | 1    |     |             |                                 |     |     |             |
| Extra Kitchens      | 0    |     |             |                                 |     |     |             |
| Frame               | 1    |     | WOOD        |                                 |     |     |             |
| Basement Floor      | 12   |     |             |                                 |     |     |             |
| Bsmt Garage         |      |     |             |                                 |     |     |             |
| Units               | 1    |     |             |                                 |     |     |             |
| WS Flues            |      |     |             |                                 |     |     |             |
| FBM Quality         |      |     |             |                                 |     |     |             |
| Fireplaces          | 2    |     |             |                                 |     |     |             |

## CONSTRUCTION DETAIL (CONTINUED)

## MIXED USE

| Code | Description | Percentage |
|------|-------------|------------|
| 101  | ONE FAM     | 100        |

## COST/MARKET VALUATION

|                          |         |
|--------------------------|---------|
| Adj. Base Rate:          | 111.45  |
| Replace Cost             | 510,903 |
| AYB                      | 2003    |
| EYB                      | 2009    |
| Dep Code                 | GD      |
| Remodel Rating           |         |
| Year Remodeled           |         |
| Dep %                    | 8       |
| Functional Obslnc        |         |
| External Obslnc          |         |
| Cost Trend Factor        | 1       |
| Condition                |         |
| % Complete               |         |
| Overall % Cond           | 92      |
| Apprais Val              | 470,000 |
| Dep % Ovr                | 0       |
| Dep Ovr Comment          |         |
| Misc Imp Ovr             | 0       |
| Misc Imp Ovr Comment     |         |
| Cost to Cure Ovr         | 0       |
| Cost to Cure Ovr Comment |         |

## OB-OUTBUILDING &amp; 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 |
|------|-------------|-----|--------------|-----|-------|------------|----|-----|-------|-----|------|-----------|
|      |             |     |              |     |       |            |    |     |       |     |      |           |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description  | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|------|--------------|-------------|------------|-----------|-----------|-----------------|
| BMT  | BASEMENT     | 0           | 2,056      |           | 22.28     | 45,807          |
| CFL  | CATHEDRAL CE | 540         | 540        |           | 114.76    | 61,968          |
| FFL  | 1ST FLOOR    | 1,668       | 1,668      |           | 111.45    | 185,904         |
| GAR  | GARAGE       | 0           | 875        |           | 44.58     | 39,009          |
| OFF  | OPEN PORCH   | 0           | 80         |           | 11.15     | 892             |
| SFL  | 2ND FLOOR    | 936         | 936        |           | 111.45    | 104,320         |
| UTQ  | UNFIN TQS    | 0           | 1,455      |           | 50.17     | 73,002          |

**Ttl. Gross Liv/Lease Area:** 3,144 7,610 4,584 510,903

