

Property Location: 12 PEACHTREE RD

Account #5398

MAP ID: 74/ 2/ 10/ /

Bldg Name:

State Use: 101

Vision ID: 5321

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/10/2018 09:30

|                                                                                                          |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  |                    |  |         |  |                                                                 |  |     |  |                 |  |                |  |
|----------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------|--|-----------|--|-------------------------------------------------------------------------|--|----------|--|--------------------|--|---------|--|-----------------------------------------------------------------|--|-----|--|-----------------|--|----------------|--|
| CURRENT OWNER                                                                                            |  |  | TOPO.                                                                                                |  | UTILITIES |  | STRT./ROAD                                                              |  | LOCATION |  | CURRENT ASSESSMENT |  |         |  | <div>1006</div> <div>4ST LONGMEADOW, MA</div> <div>VISION</div> |  |     |  |                 |  |                |  |
| KANE MICHAEL A<br>KANE DARCY L<br>12 PEACHTREE RD<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: |  |  |                                                                                                      |  | 1 TYPCL   |  |                                                                         |  |          |  | Description        |  | Code    |  |                                                                 |  |     |  | Appraised Value |  | Assessed Value |  |
|                                                                                                          |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  | RESIDENTL.         |  | 101     |  |                                                                 |  |     |  | 331,000         |  | 331,000        |  |
|                                                                                                          |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  | RES LAND           |  | 101     |  |                                                                 |  |     |  | 103,100         |  | 103,100        |  |
|                                                                                                          |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  | RESIDENTL.         |  | 101     |  | 600                                                             |  | 600 |  |                 |  |                |  |
| SUPPLEMENTAL DATA                                                                                        |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  |                    |  |         |  |                                                                 |  |     |  |                 |  |                |  |
|                                                                                                          |  |  | Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_390232_2851400 |  |           |  | Received<br>Field 7<br>Field 8<br>Field 9<br>Field 10<br><br>ASSOC PID# |  |          |  |                    |  |         |  |                                                                 |  |     |  |                 |  |                |  |
| Total                                                                                                    |  |  |                                                                                                      |  |           |  |                                                                         |  |          |  | 434,700            |  | 434,700 |  |                                                                 |  |     |  |                 |  |                |  |

|                                                                                                                         |  |  |  |             |  |            |  |     |  |     |         |            |        |      |         |                                |        |     |         |         |  |                |  |     |  |         |  |                |  |     |  |         |  |                |  |
|-------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------|--|------------|--|-----|--|-----|---------|------------|--------|------|---------|--------------------------------|--------|-----|---------|---------|--|----------------|--|-----|--|---------|--|----------------|--|-----|--|---------|--|----------------|--|
| RECORD OF OWNERSHIP                                                                                                     |  |  |  | BK-VOL/PAGE |  | SALE DATE  |  | q/u |  | v/i |         | SALE PRICE |        | V.C. |         | PREVIOUS ASSESSMENTS (HISTORY) |        |     |         |         |  |                |  |     |  |         |  |                |  |     |  |         |  |                |  |
| KANE MICHAEL A<br>CABOT DEVELOPMENT CORPORATION,<br>CABOT REAL ESTATE LLC,<br>MARTEL,DELIA C<br>MARTEL HENRY + DELIA C, |  |  |  | 17309/ 93   |  | 05/21/2008 |  | U   |  | 1   |         | 488,000    |        | 1    |         | B<br>O<br>A                    |        | Yr. |         | Code    |  | Assessed Value |  | Yr. |  | Code    |  | Assessed Value |  | Yr. |  | Code    |  | Assessed Value |  |
|                                                                                                                         |  |  |  | 16406/ 158  |  | 12/21/2006 |  | U   |  | 1   |         | 1          |        | 2018 |         |                                |        | 101 |         | 302,900 |  | 2017           |  | 101 |  | 287,600 |  | 2016           |  | 101 |  | 284,500 |  |                |  |
|                                                                                                                         |  |  |  | 15601/ 341  |  | 12/27/2005 |  | U   |  | 1   |         | 163,000    |        | 2018 |         |                                |        | 101 |         | 103,100 |  | 2017           |  | 101 |  | 101,100 |  | 2016           |  | 101 |  | 98,000  |  |                |  |
|                                                                                                                         |  |  |  | 15405/ 152  |  | 10/12/2005 |  | U   |  | 1   |         | 1          |        |      |         |                                |        |     |         |         |  |                |  |     |  |         |  |                |  |     |  |         |  |                |  |
|                                                                                                                         |  |  |  | 04826/ 0069 |  | 09/06/1979 |  | U   |  | 1   |         | 0          |        |      |         |                                |        |     |         |         |  |                |  |     |  |         |  |                |  |     |  |         |  |                |  |
| Total:                                                                                                                  |  |  |  |             |  |            |  |     |  |     | 406,000 |            | Total: |      | 388,700 |                                | Total: |     | 382,500 |         |  |                |  |     |  |         |  |                |  |     |  |         |  |                |  |

|            |  |      |  |                   |  |        |  |                                                                     |  |  |  |  |  |  |  |  |  |  |  |      |  |             |  |        |  |        |  |            |  |
|------------|--|------|--|-------------------|--|--------|--|---------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|------|--|-------------|--|--------|--|--------|--|------------|--|
| EXEMPTIONS |  |      |  | OTHER ASSESSMENTS |  |        |  | This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |  |  |  |  |  |  |  |  |      |  |             |  |        |  |        |  |            |  |
| Year       |  | Type |  | Description       |  | Amount |  |                                                                     |  |  |  |  |  |  |  |  |  |  |  | Code |  | Description |  | Number |  | Amount |  | Comm. Int. |  |
|            |  |      |  |                   |  |        |  |                                                                     |  |  |  |  |  |  |  |  |  |  |  |      |  |             |  |        |  |        |  |            |  |
| Total:     |  |      |  |                   |  |        |  |                                                                     |  |  |  |  |  |  |  |  |  |  |  |      |  |             |  |        |  |        |  |            |  |

|                        |  |  |           |  |  |                   |  |  |         |  |  |                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |       |  |  |
|------------------------|--|--|-----------|--|--|-------------------|--|--|---------|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|
| ASSESSING NEIGHBORHOOD |  |  |           |  |  |                   |  |  |         |  |  | APPRAISED VALUE SUMMARY                                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |       |  |  |
| NBHD/ SUB              |  |  | NBHD Name |  |  | Street Index Name |  |  | Tracing |  |  |                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  | Batch |  |  |
| 0001/A                 |  |  |           |  |  |                   |  |  | 101     |  |  |                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  | NV    |  |  |
| NOTES                  |  |  |           |  |  |                   |  |  |         |  |  | Appraised Bldg. Value (Card) 331,000<br>Appraised XF (B) Value (Bldg) 0<br>Appraised OB (L) Value (Bldg) 600<br>Appraised Land Value (Bldg) 103,100<br>Special Land Value 0<br><br>Total Appraised Parcel Value 434,700<br>Valuation Method: C<br><br>Adjustment: 0<br><br>Net Total Appraised Parcel Value 434,700 |  |  |  |  |  |  |  |  |  |  |  |       |  |  |
|                        |  |  |           |  |  |                   |  |  |         |  |  |                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |       |  |  |
|                        |  |  |           |  |  |                   |  |  |         |  |  |                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |       |  |  |

|                        |  |            |  |      |  |             |  |         |  |            |  |                       |  |            |  |                   |  |            |  |      |  |    |  |     |  |     |  |                |  |
|------------------------|--|------------|--|------|--|-------------|--|---------|--|------------|--|-----------------------|--|------------|--|-------------------|--|------------|--|------|--|----|--|-----|--|-----|--|----------------|--|
| 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 |  |
| 239                    |  | 07/06/2006 |  | 2    |  | DWELLING    |  | 225,000 |  |            |  | 0                     |  |            |  | OC 11/19/2007     |  | 05/30/2018 |  |      |  |    |  | 333 |  | 3   |  | MEAS+INSPCTD   |  |
| 29                     |  | 02/06/2006 |  | 5    |  | DEMOLITION  |  | 4,000   |  |            |  | 0                     |  |            |  | DWELLING & DETACH |  | 03/28/2008 |  |      |  |    |  | 317 |  | 14  |  | INSPECTED      |  |
|                        |  |            |  |      |  |             |  |         |  |            |  |                       |  |            |  |                   |  | 03/28/2008 |  |      |  |    |  | 317 |  | 15  |  | PERMIT VISIT   |  |
|                        |  |            |  |      |  |             |  |         |  |            |  |                       |  |            |  |                   |  | 03/13/2007 |  |      |  |    |  | 250 |  | 1   |  | LEFT NOTICE    |  |
|                        |  |            |  |      |  |             |  |         |  |            |  |                       |  |            |  |                   |  | 03/08/2007 |  |      |  |    |  | 311 |  | 2   |  | 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   |  |   |  |       |  |       |  | 39,204 SF               |  | 2.36       |  | 1.2400    |  | 8    |  | 1.0000    |  | 0.90      |  | NG                |  | 1.00 |  | TOP2       |  |                 |  | Spec Use |  | Spec Calc  |  | 1.00            |  | 2.63       |  | 103,100 |  |
| Total Card Land Units:      |  |          |  |                 |  |      |  |   |  | 0.90  |  | AC    |  | Parcel Total Land Area: |  |            |  |           |  |      |  |           |  | 0.9 AC    |  | Total Land Value: |  |      |  |            |  |                 |  |          |  | 103,100    |  |                 |  |            |  |         |  |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |         |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|---------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |         |
| Style               | 06   |     | COLONIAL    | #Heat Sys                       | 1           |     |             |         |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0           |     | NO          |         |
| Grade               | B+   |     | GOOD (+)    | FBM Sqft                        | 600         |     |             |         |
| 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     |      |     |             | 101                             | ONE FAM     |     | 100         |         |
| Roof Structure      | 1    |     | GABLE       | COST/MARKET VALUATION           |             |     |             |         |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |     |             |         |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |     |             |         |
| Interior Wall 2     |      |     |             |                                 |             |     |             |         |
| Interior Floor 1    | 4    |     | CARPET      |                                 |             |     |             |         |
| Interior Floor 2    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             |     |             | 123.15  |
| Heat Fuel           | 2    |     | GAS         | Replace Cost                    |             |     |             | 355,890 |
| Heat Type           | 1    |     | FORCED H/A  | AYB                             |             |     |             | 2006    |
| AC Type             | 03   |     | FULL        | EYB                             |             |     |             | 2011    |
| Bedrooms            | 4    |     |             | Dep Code                        |             |     |             | GD      |
| Full Baths          | 2    |     |             | Remodel Rating                  |             |     |             |         |
| Half Baths          | 2    |     |             | Year Remodeled                  |             |     |             |         |
| Extra Fixtures      | 3    |     |             | Dep %                           |             |     |             | 7       |
| Total Rooms         | 7    |     |             | Functional ObsInc               |             |     |             |         |
| Bath Style          | G    |     | GOOD        | External ObsInc                 |             |     |             |         |
| Kitchen Style       | G    |     | GOOD        | Cost Trend Factor               |             |     |             | 1       |
| Kitchens            | 1    |     |             | Condition                       |             |     |             |         |
| Extra Kitchens      | 0    |     |             | % Complete                      |             |     |             |         |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             |     |             | 93      |
| Basement Floor      | 12   |     | CONCRETE    | Apprais Val                     |             |     |             | 331,000 |
| Bsmt Garage         |      |     |             | Dep % Ovr                       |             |     |             | 0       |
| Units               | 1    |     |             | Dep Ovr Comment                 |             |     |             |         |
| WS Flues            |      |     |             | Misc Imp Ovr                    |             |     |             | 0       |
| FBM Quality         | 3    |     |             | Misc Imp Ovr Comment            |             |     |             |         |
| Fireplaces          | 1    |     |             | Cost to Cure Ovr                |             |     |             | 0       |
|                     |      |     |             | Cost to Cure Ovr Comment        |             |     |             |         |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |             |     |              |     |       |            |      |     |       |     |      |           |
|----------------------------------------------------------------|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code                                                           | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr   | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| 02                                                             | SHED/FR     |     |              | L   | 120   | 7.48       | 2016 | A   |       | GD  | 70   | 600       |

| BUILDING SUB-AREA SUMMARY SECTION |              |             |            |           |           |                 |  |
|-----------------------------------|--------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description  | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT     | 0           | 1,204      |           | 24.65     | 29,678          |  |
| CFL                               | CATHEDRAL CE | 156         | 156        |           | 127.09    | 19,826          |  |
| FFL                               | 1ST FLOOR    | 1,048       | 1,048      |           | 123.15    | 129,056         |  |
| GAR                               | GARAGE       | 0           | 520        |           | 49.26     | 25,614          |  |
| HST                               | HALF STORY   | 260         | 520        |           | 61.57     | 32,018          |  |
| PAT                               | PATIO        | 0           | 336        |           | 6.23      | 2,093           |  |
| SFL                               | 2ND FLOOR    | 943         | 943        |           | 123.15    | 116,126         |  |
| WDK                               | WOOD DECK    | 0           | 84         |           | 17.59     | 1,478           |  |
| Ttl. Gross Liv/Lease Area:        |              | 2,407       | 4,811      | 2,890     |           | 355,890         |  |

