Property Location: 40 ROLLINS DR | MAP ID: 75/ 37/ 4/ / | Bldg Name: | State Use: 101

Vision ID: 6173 | Account # 6256 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/10/2018 14:15

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| BACHETTI ALAN<br>BACHETTI KATHLEEN F<br>40 ROLLINS DR<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: | | | | |

**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_390510_2849037 | ASSOC PID# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 317,600 | 317,600 |
| RES LAND | 101 | 130,100 | 130,100 |
| RESIDNTL. | 101 | 3,400 | 3,400 |
| | Total | 451,100 | 451,100 |

1006
4ST LONGMEADOW, M

# VISION

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| BACHETTI ALAN | 11329/ 569 | 09/07/2000 | U | I | 278,800 | O |
| CLAIRE & ASSOCIATES INC, | 11215/ 016 | 06/01/2000 | U | V | 100 | G |
| THREE R,CONSTRUCTION INC | 10315/ 242 | 06/05/1998 | U | V | 165,000 | G |
| ROLLINS,ROBERT H | BK4984-P386 | 08/27/1980 | U | V | 0 | |
| CONGDON ROLAND | 0/ 0 | | U | | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2018 | 101 | 312,100 | 2017 | 101 | 295,800 | 2016 | 101 | 292,600 |
| 2018 | 101 | 130,100 | 2017 | 101 | 140,100 | 2016 | 101 | 135,700 |
| 2018 | 101 | 3,400 | 2017 | 101 | 3,400 | 2016 | 101 | 3,400 |
| | Total: | 445,600 | | Total: | 439,300 | | Total: | 431,700 |

**EXEMPTIONS**

| Year | Type | Description | Amount |
|---|---|---|---|
| | | | |
| | | Total: | |

**OTHER ASSESSMENTS**

| Code | Description | Number | Amount | Comm. Int. |
|---|---|---|---|---|
| | | | | |

*This signature acknowledges a visit by a Data Collector or Assessor*

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | 101 | NV |

**NOTES**

SUB DIV #823

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 317,600 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 3,400 |
| Appraised Land Value (Bldg) | 130,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 451,100 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **451,100** |

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 102 | 05/15/2001 | 11 | POOL | 3,500 | | 0 | | |
| 16 | 01/28/2000 | 2 | DWELLING | 287,000 | | 0 | | 2 STORY COLONIAL |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 06/25/2018 | | | 333 | 3 | MEAS+INSPCTD |
| 06/29/2006 | | | 311 | 14 | INSPECTED |
| 06/22/2006 | | | 311 | 2 | MEASURED |
| 03/07/2002 | | | 274 | 15 | PERMIT VISIT |
| 05/09/2001 | | | 247 | 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 Spec Use | Special Pricing Spec Calc | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 101 | ONE FAM | RAA | | | | 40,000 | SF | 2.32 | 1.4000 | 9 | 1.0000 | 1.00 | NV | 1.00 | | | | 1.00 | 3.25 | 130,000 |
| 1 | 101 | ONE FAM | RAA | | | | 0.01 | AC | 7,000.00 | 1.0000 | 0 | 1.0000 | 1.00 | NV | 1.00 | | | | 1.00 | 7,000.00 | 100 |

Total Card Land Units: 0.93 AC | Parcel Total Land Area: 0.93 AC | Total Land Value: 130,100

**Property Location:** 40 ROLLINS DR | **MAP ID:** 75/ 37/ 4/ / | **Bldg Name:** | **State Use:** 101

**Vision ID:** 6173 | **Account #** 6256 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/10/2018 14:15

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 06 | | COLONIAL |
| Model | 01 | | RESIDENTIAL |
| Grade | B- | | GOOD (-) |
| Stories | 2.00 | | 2 STORY |
| Foundation | 1 | | CONCRETE |
| Exterior Wall 1 | 4 | | VINYL |
| Exterior Wall 2 | 8 | | BRICK VENR |
| Roof Structure | 1 | | GABLE |
| Roof Cover | 1 | | ASPHALT SH |
| Interior Wall 1 | 1 | | DRYWALL |
| Interior Wall 2 | | | |
| Interior Floor 1 | 4 | | CARPET |
| Interior Floor 2 | 3 | | HARDWOOD |
| Heat Fuel | 2 | | GAS |
| Heat Type | 1 | | FORCED H/A |
| AC Type | 03 | | FULL |
| Bedrooms | 3 | | |
| Full Baths | 2 | | |
| Half Baths | 1 | | |
| Extra Fixtures | 2 | | |
| Total Rooms | 8 | | |
| Bath Style | G | | GOOD |
| Kitchen Style | G | | GOOD |
| Kitchens | 1 | | |
| Extra Kitchens | 0 | | |
| Frame | 1 | | WOOD |
| Basement Floor | 12 | | CONCRETE |
| Bsmt Garage | | | |
| Units | 1 | | |
| WS Flues | | | |
| FBM Quality | | | |
| Fireplaces | 1 | | |

## CONSTRUCTION DETAIL (CONTINUED)

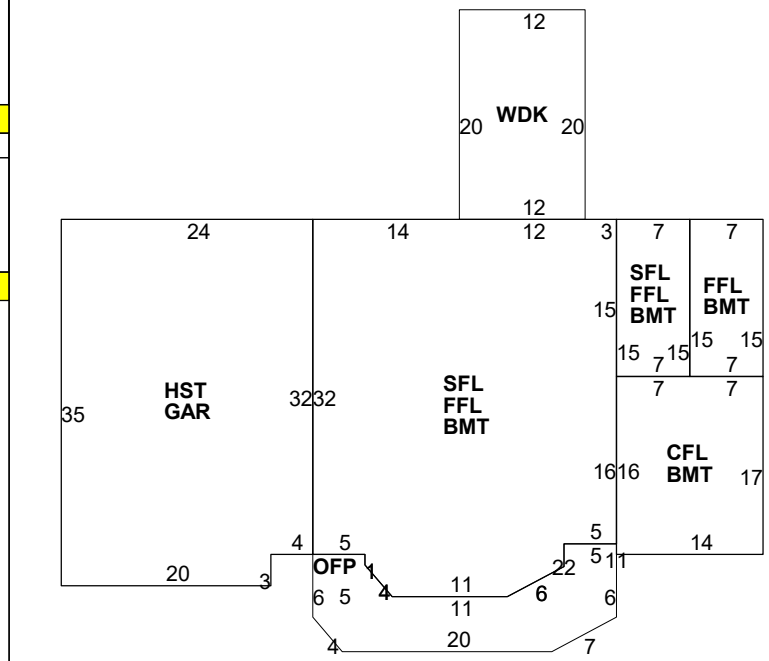
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 2 | | |
| Central Vac | 0 | | NO |
| FBM Sqft | | | |
| Int vs Ext | S | | SAME |

## MIXED USE

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

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 95.31 |
| Replace Cost | 345,198 |
| AYB | 2000 |
| EYB | 2010 |
| Dep Code | GV |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 8 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 92 |
| Apprais Val | 317,600 |
| 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 & 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 07 | POOL A-C | OB | Outbuilding | L | 24 | 69.00 | 2001 | A | | GD | 70 | 1,200 |
| 22 | WOOD DK | | | L | 336 | 9.20 | 2001 | A | | GD | 70 | 2,200 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 1,436 | | 19.05 | 27,353 |
| CFL | CATHEDRAL CE | 238 | 238 | | 98.11 | 23,350 |
| FFL | 1ST FLOOR | 1,198 | 1,198 | | 95.31 | 114,176 |
| GAR | GARAGE | 0 | 828 | | 38.10 | 31,546 |
| HST | HALF STORY | 414 | 828 | | 47.65 | 39,457 |
| OFP | OPEN PORCH | 0 | 195 | | 9.77 | 1,906 |
| SFL | 2ND FLOOR | 1,093 | 1,093 | | 95.31 | 104,169 |
| WDK | WOOD DECK | 0 | 240 | | 13.50 | 3,240 |
| | Ttl. Gross Liv/Lease Area: | 2,943 | 6,056 | 3,622 | | 345,198 |