

Property Location

47 BREEZY KNOLL RD

Map ID

36/ 72A/ 0/ /

Bldg Name

State Use

101

Vision ID

3002

Account #

3052

Bldg #

1

Sec #

1 of 1

Card #

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Print Date

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|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
|------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------|-------------------|------------|-----------------------------------------------------------------|-----------------------|---------------------------------------------------------------------|------------|--------------------------------|-------|--------------|--------------|--------------------------------|---------|-----------------|---------|----------|---------|---------------|------------|------------------|---------|----------|
| CURRENT OWNER                                                                                                                |            | TOPO TYPE                                                                  |             | UTILITY           |            | STREET                                                          |                       | LOCATION                                                            |            | CURRENT ASSESSMENT             |       |              |              | 1006<br><br>EAST LONGMEADOW    |         |                 |         |          |         |               |            |                  |         |          |
| MENGWASSER PETER A<br>MENGWASSER BETH T<br>47 BREEZY KNOLL RD<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_383698_2852754 |            | TOPO WET                                                                   |             | EASEMENT          |            | TRAFFIC                                                         |                       | CORNER                                                              |            | Description                    | Code  | Appraised    | Assessed     |                                |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            | RESIDNTL.                      | 101   | 135100       | 135,100      |                                |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            | DRAINAGE                                                                   |             |                   |            | VIEW                                                            |                       | COMMUNITY                                                           |            | RES LAND                       | 101   | 111100       | 111,100      |                                |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            | RESIDNTL.                      | 101   | 7600         | 7,600        |                                |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            | SUPPLEMENTAL DATA                                                          |             |                   |            |                                                                 |                       |                                                                     |            | Total                          |       |              |              | 253,800                        | 253,800 |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |             |                   |            | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| RECORD OF OWNERSHIP                                                                                                          |            | BK-VOL/PAGE                                                                |             | SALE DATE         |            | Q/U                                                             |                       | V/I                                                                 |            | SALE PRICE                     |       | VC           |              | PREVIOUS ASSESSMENTS (HISTORY) |         |                 |         |          |         |               |            |                  |         |          |
| MENGWASSER PETER A<br>CROSSMAN DONALD FOSTER                                                                                 |            | 20790<br>04306                                                             |             | 0019<br>0020      |            | 07-16-2015<br>08-10-1976                                        |                       | Q<br>U                                                              |            | I<br>I                         |       | 247,500<br>0 |              | 00                             |         | Year            | Code    | Assessed | Year    | Code          | Assessed   | Year             | Code    | Assessed |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              | 2019                           | 101     | 131,400         | 2018    | 101      | 121,500 | 2017          | 101        | 118,900          |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              | 101                            | 107,400 | 101             | 107,400 | 101      | 105,400 |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              | 101                            | 7,600   | 101             | 7,600   | 101      | 7,600   |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              | Total                          | 246400  | Total           | 236500  | Total    | 231900  |               |            |                  |         |          |
| EXEMPTIONS                                                                                                                   |            |                                                                            |             | OTHER ASSESSMENTS |            |                                                                 |                       | This signature acknowledges a visit by a Data Collector or Assessor |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| Year                                                                                                                         | Code       | Description                                                                |             | Amount            |            | Code                                                            | Description           |                                                                     | YEAR       | Amount                         |       | Comm Int     |              |                                |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            | Total                                                                      |             | 0.00              |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| ASSESSING NEIGHBORHOOD                                                                                                       |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| Nbhd                                                                                                                         |            | Nbhd Name                                                                  |             | B                 |            | Tracing                                                         |                       | Batch                                                               |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| 0001                                                                                                                         |            |                                                                            |             |                   |            | 101                                                             |                       | MG                                                                  |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| NOTES                                                                                                                        |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| BUILDING PERMIT RECORD                                                                                                       |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| Permit Id                                                                                                                    | Issue Date | Type                                                                       | Description | Amount            | Insp Date  | % Comp                                                          | Date Comp             | Comments                                                            | Date       | Type                           | Is    | Id           | Cd           | Purpose/Result                 |         |                 |         |          |         |               |            |                  |         |          |
| 201802383                                                                                                                    | 07-20-2018 | 12                                                                         | REROOF      | 11,000            | 06-06-2019 | 100                                                             | 06-06-2019            | INC PATIO DOOR<br>PELLET INSERT N                                   | 06-06-2019 |                                |       | 400          | 15           | PERMIT VISIT                   |         |                 |         |          |         |               |            |                  |         |          |
| 201800881                                                                                                                    | 03-13-2018 | 25                                                                         | WINDOWS     | 4,419             | 05-29-2018 | 100                                                             | 05-29-2018            |                                                                     | 05-29-2018 |                                |       | 400          | 15           | PERMIT VISIT                   |         |                 |         |          |         |               |            |                  |         |          |
| 147                                                                                                                          | 05-26-2011 | 20                                                                         | WOOD STOVE  | 3,900             |            |                                                                 |                       |                                                                     | 02-03-2012 |                                |       | 317          | 15           | PERMIT VISIT                   |         |                 |         |          |         |               |            |                  |         |          |
| 390                                                                                                                          | 12-17-2007 | 20                                                                         | WOOD STOVE  | 5,000             |            |                                                                 |                       |                                                                     | 03-13-2008 |                                |       | 350          | 15           | PERMIT VISIT                   |         |                 |         |          |         |               |            |                  |         |          |
| 143                                                                                                                          | 05-31-2007 | 12                                                                         | REROOF      | 6,000             |            |                                                                 |                       |                                                                     | 12-10-2002 |                                |       | 274          | 3            | MEAS+INSPCTD                   |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     | 02-12-1992 |                                |       | 170          | 3            | MEAS+INSPCTD                   |         |                 |         |          |         |               |            |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 |                       | 10-21-1980                                                          |            |                                | 500   | 3            | MEAS+INSPCTD |                                |         |                 |         |          |         |               |            |                  |         |          |
| LAND LINE VALUATION SECTION                                                                                                  |            |                                                                            |             |                   |            |                                                                 |                       |                                                                     |            |                                |       |              |              |                                |         |                 |         |          |         |               |            |                  |         |          |
| B                                                                                                                            | Use Co     | Description                                                                | Zone        | D                 | Fronta     | Depth                                                           | Land Units            | Unit Price                                                          | I. Fact    | S.A.                           | Ac Di | C. Fact      | St. Idx      | Adj                            | Notes   | Special Pricing |         |          | Size A  | Adj Unit Pric | Land Value |                  |         |          |
| 1                                                                                                                            | 101        | ONE FAM                                                                    | RA          |                   |            |                                                                 | 33,464 SF             | 2.79                                                                | 1.190      | 7                              | LAND  | 1.00         | MG           | 1.00                           |         |                 | 0       |          | 1.000   | 3.32          | 111,100    |                  |         |          |
|                                                                                                                              |            |                                                                            |             |                   |            |                                                                 | Total Card Land Units | 0.768                                                               | AC         | Parcel Total Land Area: 0.7682 |       |              |              |                                |         |                 |         |          |         |               |            | Total Land Value | 111,100 |          |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |             |             |            |
|---------------------|------|---------------|---------------------------------|-------------|-------------|------------|
| Element             | Cd   | Description   | Element                         | Cd          | Description |            |
| Style               | 05   | CAPE          | Basement Floor                  | 12          | CONCRETE    |            |
| Model               | 01   | RESIDENTIAL   | Bsmt Garage                     |             |             |            |
| Grade               | C    | AVERAGE       | #Heat Sys                       | 1.00        |             |            |
| Stories             | 1.75 | 1 3/4 STORIES | Units                           | 1           |             |            |
| Foundation          | 2    | CONC BLOCK    | MIXED USE                       |             |             |            |
| Exterior Wall 1     | 4    | VINYL         | Code                            | Description |             | Percentage |
| Exterior Wall 2     |      |               | 101                             | ONE FAM     |             | 100        |
| Roof Structure      | 1    | GABLE         |                                 |             |             | 0          |
| Roof Cover          | 1    | ASPHALT SH    |                                 |             |             | 0          |
| Interior Wall 1     | 1    | DRYWALL       | COST / MARKET VALUATION         |             |             |            |
| Interior Wall 2     | 8    | PLYWD PANL    | Adj Base Rate                   |             | 94.70       |            |
| Interior Floor 1    | 4    | CARPET        | RCN                             |             | 193,051     |            |
| Interior Floor 2    | 3    | HARDWOOD      | Net Other Adj                   |             |             |            |
| Heat Fuel           | 1    | OIL           | Year Built                      |             | 1948        |            |
| Heat Type           | 5    | STEAM         | Effective Year Built            |             | 1988        |            |
| AC Type             | 01   | NONE          | Depreciation Code               |             | GD          |            |
| Bedrooms            | 3    |               | Remodel Rating                  |             |             |            |
| Full Baths          | 1    |               | Year Remodeled                  |             |             |            |
| Half Baths          | 1    |               | Depreciation %                  |             | 30          |            |
| Extra Fixtures      | 0    |               | Functional Obsol                |             |             |            |
| Total Rooms         | 6    |               | External Obsol                  |             |             |            |
| Bath Style          | A    | AVERAGE       | Cost Trend Factor               |             | 1           |            |
| Half Bath Style     | A    | AVERAGE       | Condition                       |             |             |            |
| Kitchens            | 1    |               | % Complete                      |             |             |            |
| Kitchen Style       | G    | GOOD          | Overall % Condition             |             | 70          |            |
| Extra Kitchens      | 0    |               | RCNLD                           |             | 135,100     |            |
| Extra Kitchen St    |      |               | Dep % Ovr                       |             |             |            |
| FBM Sqft            |      |               | Dep Ovr Comment                 |             |             |            |
| FBM Quality         |      |               | Misc Imp Ovr                    |             |             |            |
| Fireplaces          | 1    |               | Misc Imp Ovr Comment            |             |             |            |
| WS Flues            | 1    |               | Cost to Cure Ovr                |             |             |            |
| Central Vac         | 0    | NO            | Cost to Cure Ovr Comment        |             |             |            |
| Frame               | 1    | WOOD          |                                 |             |             |            |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |    |           |     |       |            |        |    |      |      |     |      |            |
|--------------------------------------------------------------------|-------------|----|-----------|-----|-------|------------|--------|----|------|------|-----|------|------------|
| Code                                                               | Description | Su | Sub Type  | Lan | Units | Unit Price | Yr Blt | %  | Dep. | Cond | Gra | Qual | Apprais Va |
| 07                                                                 | POOL A-C    | OB | Outbuildi | L   | 24    | 69.00      | 1976   | 60 | 0.00 | AV   | A   | 1.00 | 1,000      |
| 03                                                                 | GARAGE      | OB | Outbuildi | L   | 400   | 28.18      | 1950   | 50 | 0.00 | FR   | F   | 0.90 | 5,100      |
| 02                                                                 | SHED/FR     |    |           | L   | 64    | 7.48       | 1950   | 60 | 0.00 | AV   | F   | 0.90 | 300        |
| 22                                                                 | WOOD DK     |    |           | L   | 187   | 9.20       | 1995   | 70 | 0.00 | GD   | A   | 1.00 | 1,200      |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 896   |          | 21.86     | 19,590         |  |
| FFL                               | 1ST FLOOR   | 896    | 896   |          | 109.44    | 98,058         |  |
| OFP                               | OPEN PORCH  | 0      | 165   |          | 11.28     | 1,860          |  |
| TQS                               | 3/4 STORY   | 672    | 896   |          | 82.08     | 73,543         |  |
| Ttl Gross Liv / Lease Area        |             | 1,568  | 2,853 | 1,764    |           | 193,051        |  |

