

|                                   |  |                     |  |              |  |                                |  |
|-----------------------------------|--|---------------------|--|--------------|--|--------------------------------|--|
| Property Location 66 FRANCONIA CR |  | Map ID 4/ 32/ 19/ / |  | Bldg Name    |  | State Use 101                  |  |
| Vision ID 3385                    |  | Account # 3440      |  | Bldg # 1     |  | Print Date 12/19/2019 10:16:25 |  |
|                                   |  |                     |  | Sec # 1 of 1 |  | Card # 1 of 1                  |  |

| CURRENT OWNER                                                                              |  | TOPO TYPE                                                                  | UTILITY  | STREET  | LOCATION  | CURRENT ASSESSMENT                                              |      |           |          | 1006<br><br>EAST LONGMEADOW |
|--------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|----------|---------|-----------|-----------------------------------------------------------------|------|-----------|----------|-----------------------------|
| STEARNS JOHN W JR<br>STEARNS MARY ANN S<br>66 FRANCONIA CR<br><br>EAST LONGMEADOW MA 01028 |  | TOPO WET                                                                   | EASEMENT | TRAFFIC | CORNER    | Description                                                     | Code | Appraised | Assessed |                             |
|                                                                                            |  |                                                                            |          |         |           | RESIDNTL.                                                       | 101  | 158200    | 158,200  |                             |
|                                                                                            |  |                                                                            |          |         |           | RES LAND                                                        | 101  | 90900     | 90,900   |                             |
|                                                                                            |  |                                                                            |          |         |           | RESIDNTL.                                                       | 101  | 1400      | 1,400    |                             |
|                                                                                            |  | DRAINAGE                                                                   |          | VIEW    | COMMUNITY |                                                                 |      |           |          |                             |
|                                                                                            |  | SUPPLEMENTAL DATA                                                          |          |         |           |                                                                 |      |           |          |                             |
|                                                                                            |  | 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# |      |           |          |                             |
| GIS ID F_375183_2851008                                                                    |  |                                                                            |          |         |           | Total 250,500 250,500                                           |      |           |          |                             |

| RECORD OF OWNERSHIP               |  | BK-VOL/PAGE | SALE DATE | Q/U        | V/I   | SALE PRICE | VC      | PREVIOUS ASSESSMENTS (HISTORY) |      |        |          |        |      |          |      |        |          |
|-----------------------------------|--|-------------|-----------|------------|-------|------------|---------|--------------------------------|------|--------|----------|--------|------|----------|------|--------|----------|
| STEARNS JOHN W JR<br>GRAY<br>GRAY |  | 06946       | 0541      | 08-26-1988 | U     | I          | 187,500 | 1A                             | Year | Code   | Assessed | Year   | Code | Assessed | Year | Code   | Assessed |
|                                   |  | 06697       | 0177      | 12-01-1987 | U     | I          | 50,000  |                                | 2019 | 101    | 153,800  | 2018   | 101  | 143,800  | 2017 | 101    | 142,100  |
|                                   |  | 04249       | 0194      | 04-01-1976 | U     | I          | 0       |                                | 101  | 88,200 | 101      | 88,200 | 101  | 86,000   |      |        |          |
|                                   |  | 101         | 1,400     | 101        | 1,600 | 101        | 1,600   |                                |      |        |          |        |      |          |      |        |          |
|                                   |  | Total       |           |            |       |            |         | 243400                         |      | Total  |          | 233600 |      | Total    |      | 229700 |          |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |      |        | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |          |
|------------|------|-------------|--------|-------------------|-------------|------|--------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|----------|
| Year       | Code | Description | Amount | Code              | Description | YEAR | Amount |                                                                     |                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  | Comm Int |
|            |      |             |        |                   |             |      |        |                                                                     | <b>APPRAISED VALUE SUMMARY</b><br>Appraised BLDG. Value (Card) 158,200<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 1,400<br>Appraised Land Value (Bldg) 90,900<br>Special Land Value 0<br>Total Appraised Parcel Value 250,500<br>Valuation Method C<br>Adjustment<br>Net Total Appraised Parcel Value 250,500 |  |  |  |  |  |  |  |  |          |
| Total      |      |             | 0.00   |                   |             |      |        |                                                                     |                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |          |

| ASSESSING NEIGHBORHOOD |           |  |   |         |  |       |
|------------------------|-----------|--|---|---------|--|-------|
| Nbhd                   | Nbhd Name |  | B | Tracing |  | Batch |
| 0001                   |           |  |   | 101     |  | NA    |

| NOTES |  |  |  |  |  |  |  |  |  |
|-------|--|--|--|--|--|--|--|--|--|
|       |  |  |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |  |

| BUILDING PERMIT RECORD |            |      |             |        |           |        |           |                                   |            | VISIT / CHANGE HISTORY |    |     |     |                |              |  |  |  |  |
|------------------------|------------|------|-------------|--------|-----------|--------|-----------|-----------------------------------|------------|------------------------|----|-----|-----|----------------|--------------|--|--|--|--|
| Permit Id              | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments                          | Date       | Type                   | Is | Id  | Cd  | Purpose/Result |              |  |  |  |  |
| 4                      | 01-05-2011 | MN   | Manual Note | 1,600  |           |        |           | INSULATION AND F<br>OC 10/27/2004 | 03-23-2018 |                        |    | 333 | 3   | MEAS+INSPCTD   |              |  |  |  |  |
| 253                    | 08-23-2004 | 7    | REMODEL     | 19,281 |           |        |           |                                   | 03-15-2005 |                        |    |     | 311 | 14             | INSPECTED    |  |  |  |  |
| 198                    | 09-01-1998 | 1    | PORCH       | 1,550  |           |        |           |                                   | 12-15-2004 |                        |    |     | 311 | 15             | PERMIT VISIT |  |  |  |  |
| 128                    | 06-01-1993 | MN   | Manual Note | 4,000  |           |        |           |                                   | 04-30-2004 |                        |    |     | 317 | 14             | INSPECTED    |  |  |  |  |
| 90                     | 05-01-1993 | MN   | Manual Note | 2,080  |           |        |           | POOLA<br>REROOF<br>OFF +DECK      | 04-06-2004 |                        |    | 250 | 22  | MAILER SENT    |              |  |  |  |  |
| 163                    | 07-01-1990 | MN   | Manual Note | 11,000 |           |        |           |                                   | 04-01-2004 |                        |    |     | 311 | 2              | MEASURED     |  |  |  |  |
|                        |            |      |             |        |           |        |           |                                   | 01-15-1999 |                        |    | 105 | 15  | PERMIT VISIT   |              |  |  |  |  |

| 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     | RB   |   |        |       | 16,896 SF  | 5.17       | 1.040                          | 6    | LAND  | 1.00    | NA      | 1.00 |       |                  | 0 |  | 1.000  | 5.38          | 90,900     |  |        |
| Total Card Land Units       |        |             |      |   |        |       | 0.388      | AC         | Parcel Total Land Area: 0.3879 |      |       |         |         |      |       | Total Land Value |   |  |        |               |            |  | 90,900 |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 06   | COLONIAL    | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | C    | AVERAGE     | #Heat Sys                       | 1.00        |             |
| Stories             | 2.00 | 2 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description |             |
| Exterior Wall 2     |      |             | 101                             | ONE FAM     | Percentage  |
| Roof Structure      | 1    | GABLE       |                                 |             | 100         |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     |                                 |             | 0           |
| Interior Wall 2     |      |             | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 3    | HARDWOOD    | Adj Base Rate                   |             | 89.24       |
| Interior Floor 2    | 6    | CERAMIC TL  | RCN                             |             | 213,794     |
| Heat Fuel           | 1    | OIL         | Net Other Adj                   |             |             |
| Heat Type           | 3    | FORCED H/W  | Year Built                      |             | 1975        |
| AC Type             | 03   | FULL        | Effective Year Built            |             | 1992        |
| Bedrooms            | 3    |             | Depreciation Code               |             | GD          |
| Full Baths          | 1    |             | Remodel Rating                  |             |             |
| Half Baths          | 1    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |             | Depreciation %                  |             | 26          |
| Total Rooms         | 8    |             | Functional Obsol                |             |             |
| Bath Style          | A    | AVERAGE     | External Obsol                  |             |             |
| Half Bath Style     | A    | AVERAGE     | Cost Trend Factor               |             | 1           |
| Kitchens            | 1    |             | Condition                       |             |             |
| Kitchen Style       | A    | AVERAGE     | % Complete                      |             |             |
| Extra Kitchens      | 0    |             | Overall % Condition             |             | 74          |
| Extra Kitchen St    |      |             | RCNLD                           |             | 158,200     |
| FBM Sqft            |      |             | Dep % Ovr                       |             |             |
| FBM Quality         |      |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr                    |             |             |
| WS Flues            |      |             | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 0    | NO          | Cost to Cure Ovr                |             |             |
| Frame               | 1    | WOOD        | Cost to Cure Ovr Comment        |             |             |

| 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   | 26    | 69.00      | 1993   | 60 | 0.00 | AV   | A   | 1.00 | 1,100      |
| 22                                                                 | WOOD DK     |    |           | L   | 60    | 9.20       | 1993   | 60 | 0.00 | AV   | A   | 1.00 | 300        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 746   |          | 20.29     | 15,133         |  |
| FFL                               | 1ST FLOOR   | 974    | 974   |          | 101.56    | 98,924         |  |
| GAR                               | GARAGE      | 0      | 484   |          | 40.71     | 19,704         |  |
| OPF                               | OPEN PORCH  | 0      | 48    |          | 10.58     | 508            |  |
| SFL                               | 2ND FLOOR   | 748    | 748   |          | 101.56    | 75,970         |  |
| WDK                               | WOOD DECK   | 0      | 252   |          | 14.11     | 3,555          |  |
| Ttl Gross Liv / Lease Area        |             | 1,722  | 3,252 | 2,105    |           | 213,794        |  |

