

Property Location

75 MAPLEHURST AV

Map ID

14A/ 81/ 304/ /

Bldg Name

State Use

101

Vision ID

360

Account #

369

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 9:34:10 A

|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|------------------------------------------------------------------------------------------------------------|--------|-------------------|------|-------------------|--------|-------------|-------------|---------------------------------------------------------------------|--------------------------------|--------------------|--------|----------------------------------------------------------------|----------|--------------------------------------------|---------|------------------|--------|------------|----------|---------------|------------|--------|--------|-----|--|----|--|----------------|--|
| CURRENT OWNER                                                                                              |        | TOPO TYPE         |      | UTILITY           |        | STREET      |             | LOCATION                                                            |                                | CURRENT ASSESSMENT |        |                                                                |          | <div>1006</div> <div>EAST LONGMEADOW</div> |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
| GAUTHIER BARBARA L<br><br>75 MAPLEHURST AVE<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_377347_2853165 |        | TOPO WET          |      | EASEMENT          |        | TRAFFIC     |             | CORNER                                                              |                                | Description        | Code   | Appraised                                                      | Assessed |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                | RESIDNTL.          | 101    | 80100                                                          | 80,100   |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | DRAINAGE          |      |                   |        | VIEW        |             | COMMUNITY                                                           |                                | RES LAND           | 101    | 87600                                                          | 87,600   |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                | RESIDNTL.          | 101    | 1000                                                           | 1,000    |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | SUPPLEMENTAL DATA |      |                   |        |             |             |                                                                     |                                | Total              |        |                                                                |          | 168,700                                    | 168,700 |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | Alt Prcl ID       |      | Received          |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | SP Permit         |      | NIA               |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | Chapter Land      |      | Field 8           |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | OC Dates          |      | Field 9           |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | In+Ex FY          |      | Field 10          |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | Mailed            |      | Assoc Pid#        |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
| RECORD OF OWNERSHIP                                                                                        |        | BK-VOL/PAGE       |      | SALE DATE         |        | Q/U         |             | V/I                                                                 |                                | SALE PRICE         |        | VC                                                             |          | PREVIOUS ASSESSMENTS (HISTORY)             |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
| GAUTHIER BARBARA L<br>HACKNEY HAZEL M TRUSTEE,<br>HACKNEY HAZEL M<br>KEANE                                 |        | 18108             | 0161 | 12-04-2009        | U      | I           | 1           | 1A                                                                  |                                |                    | Year   | Code                                                           | Assessed | Year                                       | Code    | Assessed         | Year   | Code       | Assessed |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | 08655             | 0511 | 12-01-1993        | U      | I           | 1           | 1F                                                                  | 2019                           | 101                | 77,900 | 2018                                                           | 101      | 73,200                                     | 2017    | 101              | 75,600 |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | 06438             | 0594 | 04-03-1987        | U      | I           | 86,000      |                                                                     | 101                            | 85,100             | 101    | 85,100                                                         | 101      | 83,200                                     |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        | 04050             | 0034 | 10-03-1974        | U      | I           | 0           |                                                                     | 101                            | 1,000              | 101    | 1,000                                                          | 101      | 1,000                                      |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                | Total              |        | 164000                                                         | Total    |                                            | 159300  | Total            |        | 159800     |          |               |            |        |        |     |  |    |  |                |  |
| 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         |             | MA                                                                  |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
| NOTES                                                                                                      |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
| PARCEL B                                                                                                   |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Appraised BLDG. Value (Card)</div> <div>80,100</div>      |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Appraised Xf (B) Value (Bldg)</div> <div>0</div>          |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Appraised Ob (B) Value (Bldg)</div> <div>1,000</div>      |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Appraised Land Value (Bldg)</div> <div>87,600</div>       |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Special Land Value</div> <div>0</div>                     |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Total Appraised Parcel Value</div> <div>168,700</div>     |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Valuation Method</div> <div>C</div>                       |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Adjustment</div> <div></div>                              |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        | <div>Net Total Appraised Parcel Value</div> <div>168,700</div> |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
| BUILDING PERMIT RECORD                                                                                     |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        |            |          |               |            |        |        |     |  |    |  |                |  |
| Permit Id                                                                                                  |        | Issue Date        |      | Type              |        | Description |             | Amount                                                              |                                | Insp Date          |        | % Comp                                                         |          | Date Comp                                  |         | Comments         |        | Date       |          | Type          |            | Is     |        | Id  |  | Cd |  | Purpose/Result |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        | 05-10-2018 |          |               |            |        |        | 333 |  | 2  |  | MEASURED       |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        | 08-24-2006 |          |               |            |        |        | 349 |  | 3  |  | MEAS+INSPCTD   |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        | 08-03-2006 |          |               |            |        |        | 311 |  | 13 |  | MISSED APPT    |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        | 07-19-2006 |          |               |            |        |        | 250 |  | 22 |  | MAILER SENT    |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        | 06-08-2005 |          |               |            |        |        | 250 |  | 22 |  | MAILER SENT    |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        | 05-06-2005 |          |               |            |        |        | 311 |  | 2  |  | MEASURED       |  |
|                                                                                                            |        |                   |      |                   |        |             |             |                                                                     |                                |                    |        |                                                                |          |                                            |         |                  |        | 04-18-1992 |          |               |            |        |        | 107 |  | 14 |  | INSPECTED      |  |
| 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           | RC   |                   |        |             | 17,701 SF   | 4.95                                                                | 1.000                          | 5                  | LAND   | 1.00                                                           | MA       | 1.00                                       |         |                  |        | 0          |          | 1.000         | 4.95       | 87,600 |        |     |  |    |  |                |  |
| Total Card Land Units                                                                                      |        |                   |      |                   |        |             | 0.406       | AC                                                                  | Parcel Total Land Area: 0.4064 |                    |        |                                                                |          |                                            |         | Total Land Value |        |            |          |               |            |        | 87,600 |     |  |    |  |                |  |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |            |
|---------------------|------|-------------|---------------------------------|-------------|-------------|------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |            |
| Style               | 19   | RANCH       | Basement Floor                  | 12          | CONCRETE    |            |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |            |
| Grade               | C    | AVERAGE     | #Heat Sys                       | 1.00        |             |            |
| Stories             | 1.00 | 1 STORY     | Units                           | 1           |             |            |
| Foundation          | 1    | CONCRETE    | 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                   |             | 119.89      |            |
| Interior Floor 1    | 4    | CARPET      | RCN                             |             | 138,187     |            |
| Interior Floor 2    | 6    | CERAMIC TL  | Net Other Adj                   |             |             |            |
| Heat Fuel           | 2    | GAS         | Year Built                      |             | 1969        |            |
| Heat Type           | 3    | FORCED H/W  | Effective Year Built            |             | 1976        |            |
| AC Type             | 01   | NONE        | Depreciation Code               |             | AV          |            |
| Bedrooms            | 3    |             | Remodel Rating                  |             |             |            |
| Full Baths          | 1    |             | Year Remodeled                  |             |             |            |
| Half Baths          | 0    |             | Depreciation %                  |             | 42          |            |
| Extra Fixtures      | 0    |             | Functional Obsol                |             |             |            |
| Total Rooms         | 5    |             | External Obsol                  |             |             |            |
| Bath Style          | A    | AVERAGE     | Cost Trend Factor               |             | 1           |            |
| Half Bath Style     |      |             | Condition                       |             |             |            |
| Kitchens            | 1    |             | % Complete                      |             |             |            |
| Kitchen Style       | A    | AVERAGE     | Overall % Condition             |             | 58          |            |
| Extra Kitchens      | 0    |             | RCNLD                           |             | 80,100      |            |
| Extra Kitchen St    |      |             | Dep % Ovr                       |             |             |            |
| FBM Sqft            | 210  |             | Dep Ovr Comment                 |             |             |            |
| FBM Quality         | 1    |             | Misc Imp Ovr                    |             |             |            |
| Fireplaces          | 0    |             | Misc Imp Ovr Comment            |             |             |            |
| WS Flues            |      |             | 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   | 18    | 69.00      | 2000   | 60 | 0.00 | AV   | A   | 1.00 | 700        |
| 02                                                                 | SHED/FR     |    |           | L   | 54    | 7.48       | 1995   | 60 | 0.00 | AV   | A   | 1.00 | 200        |
| 22                                                                 | WOOD DK     |    |           | L   | 30    | 9.20       | 2000   | 60 | 0.00 | AV   | F   | 0.90 | 100        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 840   |          | 27.42     | 23,031         |  |
| FFL                               | 1ST FLOOR   | 840    | 840   |          | 137.09    | 115,156        |  |
| Ttl Gross Liv / Lease Area        |             | 840    | 1,680 | 1,008    |           | 138,187        |  |

