

Property Location

42 LEE ST

Map ID

53/ 59/ 53/ /

Bldg Name

State Use

101

Vision ID

4253

Account #

4322

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:49:04

|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                |                    |       |           |          |                                                                                                                                                                                                                                                                                                         |                |                  |        |        |               |            |         |          |
|--------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------|-----------|---------|-------------|---------------------------------------------------------------------|--------------------------------|--------------------|-------|-----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|--------|--------|---------------|------------|---------|----------|
| CURRENT OWNER                                                                                    |            | TOPO TYPE                                                                                                                           |             | UTILITY           |           | STREET  |             | LOCATION                                                            |                                | CURRENT ASSESSMENT |       |           |          | <div>1006</div> <div>EAST LONGMEADOW</div>                                                                                                                                                                                                                                                              |                |                  |        |        |               |            |         |          |
| PATEL RAMESHBHAI A<br>PATEL MADHUBEN R<br>42 LEE ST<br><br>EAST LONGMEADOW MA 01028              |            | TOPO WET                                                                                                                            |             | EASEMENT          |           | TRAFFIC |             | CORNER                                                              |                                | Description        | Code  | Appraised | Assessed |                                                                                                                                                                                                                                                                                                         |                |                  |        |        |               |            |         |          |
|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                | RESIDNTL.          | 101   | 125700    | 125,700  |                                                                                                                                                                                                                                                                                                         |                |                  |        |        |               |            |         |          |
|                                                                                                  |            | DRAINAGE                                                                                                                            |             |                   |           | VIEW    |             | COMMUNITY                                                           |                                | RES LAND           | 101   | 101200    | 101,200  |                                                                                                                                                                                                                                                                                                         |                |                  |        |        |               |            |         |          |
|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                | RESIDNTL.          | 101   | 700       | 700      |                                                                                                                                                                                                                                                                                                         |                |                  |        |        |               |            |         |          |
|                                                                                                  |            | SUPPLEMENTAL DATA                                                                                                                   |             |                   |           |         |             |                                                                     |                                | Total              |       |           |          | 227,600                                                                                                                                                                                                                                                                                                 | 227,600        |                  |        |        |               |            |         |          |
| GIS ID F_386584_2845184<br>Mailed                                                                |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>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)                                                                                                                                                                                                                                                                          |                |                  |        |        |               |            |         |          |
| PATEL RAMESHBHAI A<br>TRINCERI MICHAEL T<br>BOUCHER MARGARET M,LIFE ESTATE<br>BOUCHER ARTHUR P + |            | 20055 0356                                                                                                                          |             | 10-11-2013        |           | Q I     |             | I                                                                   |                                | 225,000            |       | 00        |          | Year                                                                                                                                                                                                                                                                                                    | Code           | Assessed         | Year   | Code   | Assessed      | Year       | Code    | Assessed |
|                                                                                                  |            | 13439 0236                                                                                                                          |             | 07-28-2003        |           | U I     |             | I                                                                   |                                | 184,000            |       | 1A        |          | 2019                                                                                                                                                                                                                                                                                                    | 101            | 122,200          | 2018   | 101    | 113,000       | 2017       | 101     | 111,000  |
|                                                                                                  |            | 09385 0310                                                                                                                          |             | 02-08-1996        |           | U I     |             | I                                                                   |                                | 1                  |       |           |          |                                                                                                                                                                                                                                                                                                         | 101            | 97,900           |        | 101    | 97,900        |            | 101     | 96,400   |
|                                                                                                  |            | 02733 0010                                                                                                                          |             | 03-09-1960        |           | U I     |             | I                                                                   |                                | 0                  |       |           |          |                                                                                                                                                                                                                                                                                                         | 101            | 700              |        | 101    | 700           |            | 101     | 700      |
|                                                                                                  |            | Total                                                                                                                               |             |                   |           |         |             |                                                                     |                                |                    |       |           |          | 220800                                                                                                                                                                                                                                                                                                  |                | Total            |        | 211600 |               | Total      |         | 208100   |
| 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                                                                           |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                |                    |       |           |          | APPRAISED VALUE SUMMARY                                                                                                                                                                                                                                                                                 |                |                  |        |        |               |            |         |          |
| Nbhd                                                                                             |            | Nbhd Name                                                                                                                           |             | B                 |           | Tracing |             | Batch                                                               |                                |                    |       |           |          |                                                                                                                                                                                                                                                                                                         |                |                  |        |        |               |            |         |          |
| 0001                                                                                             |            |                                                                                                                                     |             |                   |           | 101     |             | MG                                                                  |                                |                    |       |           |          |                                                                                                                                                                                                                                                                                                         |                |                  |        |        |               |            |         |          |
| NOTES                                                                                            |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                |                    |       |           |          | Appraised BLDG. Value (Card) 125,700<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 700<br>Appraised Land Value (Bldg) 101,200<br>Special Land Value 0<br>Total Appraised Parcel Value 227,600<br>Valuation Method C<br><br>Adjustment<br>Net Total Appraised Parcel Value 227,600 |                |                  |        |        |               |            |         |          |
| 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 |                  |        |        |               |            |         |          |
| 345                                                                                              | 10-13-2006 | 20                                                                                                                                  | WOOD STOVE  | 2,500             |           |         |             | NVC                                                                 |                                | 07-03-2018         |       |           | 333      | 2                                                                                                                                                                                                                                                                                                       | MEASURED       |                  |        |        |               |            |         |          |
|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                | 04-17-2009         |       |           | 317      | 2                                                                                                                                                                                                                                                                                                       | MEASURED       |                  |        |        |               |            |         |          |
|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                | 02-22-2007         |       |           | 311      | 15                                                                                                                                                                                                                                                                                                      | PERMIT VISIT   |                  |        |        |               |            |         |          |
|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                | 05-20-2002         |       |           | 105      | 14                                                                                                                                                                                                                                                                                                      | INSPECTED      |                  |        |        |               |            |         |          |
|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                | 05-02-2002         |       |           | 250      | 22                                                                                                                                                                                                                                                                                                      | MAILER SENT    |                  |        |        |               |            |         |          |
|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                | 04-25-2002         |       |           | 274      | 2                                                                                                                                                                                                                                                                                                       | MEASURED       |                  |        |        |               |            |         |          |
|                                                                                                  |            |                                                                                                                                     |             |                   |           |         |             |                                                                     |                                | 03-09-1992         |       |           | 170      | 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          |                   |           |         | 36,925 SF   | 2.56                                                                | 1.190                          | 7                  | LAND  | 1.00      | MG       | 1.00                                                                                                                                                                                                                                                                                                    |                |                  | 0 TRF2 | 0.9    | 1.000         | 2.74       | 101,200 |          |
| Total Card Land Units                                                                            |            |                                                                                                                                     |             |                   |           |         | 0.848       | AC                                                                  | Parcel Total Land Area: 0.8477 |                    |       |           |          |                                                                                                                                                                                                                                                                                                         |                | Total Land Value |        |        |               |            | 101,200 |          |

| 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    | <b>MIXED USE</b>                |             |             |
| Exterior Wall 1     | 1    | WOOD SHING    | Code                            | Description | Percentage  |
| Exterior Wall 2     |      |               | 101                             | ONE FAM     | 100         |
| Roof Structure      | 1    | GABLE         |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH    |                                 |             | 0           |
| Interior Wall 1     | 2    | PLASTER       | <b>COST / MARKET VALUATION</b>  |             |             |
| Interior Wall 2     |      |               | Adj Base Rate                   |             | 92.29       |
| Interior Floor 1    | 3    | HARDWOOD      | RCN                             |             | 199,482     |
| Interior Floor 2    |      |               | Net Other Adj                   |             |             |
| Heat Fuel           | 1    | OIL           | Year Built                      |             | 1949        |
| Heat Type           | 1    | FORCED H/A    | Effective Year Built            |             | 1981        |
| AC Type             | 01   | NONE          | Depreciation Code               |             | AG          |
| Bedrooms            | 3    |               | Remodel Rating                  |             |             |
| Full Baths          | 2    |               | Year Remodeled                  |             |             |
| Half Baths          | 0    |               | Depreciation %                  |             | 37          |
| Extra Fixtures      | 0    |               | Functional Obsol                |             |             |
| Total Rooms         | 6    |               | External Obsol                  |             |             |
| Bath Style          | A    | AVERAGE       | Cost Trend Factor               |             | 1           |
| Half Bath Style     |      |               | Condition                       |             |             |
| Kitchens            | 1    |               | % Complete                      |             |             |
| Kitchen Style       | A    | AVERAGE       | Overall % Condition             |             | 63          |
| Extra Kitchens      | 0    |               | RCNLD                           |             | 125,700     |
| Extra Kitchen St    |      |               | Dep % Ovr                       |             |             |
| FBM Sqft            |      |               | Dep Ovr Comment                 |             |             |
| FBM Quality         |      |               | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |               | 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 |
| 02                                                                 | SHED/FR     |    |          | L   | 128   | 7.48       | 2006   | 70 | 0.00 | GD   | A   | 1.00 | 700        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
| BMT                               | BASEMENT    | 0      | 754   |          | 21.07     | 15,887         |
| EFP                               | ENCL PORCH  | 0      | 180   |          | 31.56     | 5,681          |
| FFL                               | 1ST FLOOR   | 901    | 901   |          | 105.21    | 94,796         |
| GAR                               | GARAGE      | 0      | 280   |          | 42.08     | 11,784         |
| OPF                               | OPEN PORCH  | 0      | 12    |          | 8.77      | 105            |
| TQS                               | 3/4 STORY   | 611    | 814   |          | 78.97     | 64,285         |
| WDK                               | WOOD DECK   | 0      | 471   |          | 14.74     | 6,944          |
| Totl Gross Liv / Lease Area       |             | 1,512  | 3,412 | 1,896    |           | 199,482        |

