

| CURRENT OWNER                                                                             |        |             |  | TOPO TYPE                                                                  |             | UTILITY           |             | STREET                                                          |            | LOCATION                |        | CURRENT ASSESSMENT |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
|-------------------------------------------------------------------------------------------|--------|-------------|--|----------------------------------------------------------------------------|-------------|-------------------|-------------|-----------------------------------------------------------------|------------|-------------------------|--------|--------------------|------------|-------------------------------|------------|--------------------------------|------------|------------------|-----------------------------|---------------------------------------------------------------------|------|---------|----------|----------------|------------|----------|-------|---------|
| LARAMEE RUSSELL D<br>LARAMEE MARILYN A<br>106 FERNWOOD DR<br><br>EAST LONGMEADOW MA 01028 |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        | Description        |            | Code                          | Appraised  |                                | Assessed   |                  | 1006<br><br>EAST LONGMEADOW |                                                                     |      |         |          |                |            |          |       |         |
|                                                                                           |        |             |  | TOPO WET                                                                   |             | EASEMENT          |             | TRAFFIC                                                         |            | CORNER                  |        | RESIDNTL.          |            | 101                           | 152600     |                                | 152,600    |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        | RES LAND           |            | 101                           | 116000     |                                | 116,000    |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
|                                                                                           |        |             |  | DRAINAGE                                                                   |             |                   |             | VIEW                                                            |            | COMMUNITY               |        | RESIDNTL.          |            | 101                           | 2300       |                                | 2,300      |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
|                                                                                           |        |             |  | 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_388923_2850236                                                                   |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        | Total              |            | 270,900                       |            | 270,900                        |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| RECORD OF OWNERSHIP                                                                       |        |             |  | BK-VOL/PAGE                                                                |             | SALE DATE         |             | Q/U                                                             |            | V/I                     |        | SALE PRICE         |            | VC                            |            | PREVIOUS ASSESSMENTS (HISTORY) |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| LARAMEE RUSSELL D<br>BUSEKIST                                                             |        |             |  | 06099<br>03115                                                             |             | 0303<br>0486      |             | 05-29-1986<br>06-01-1965                                        |            | U<br>U                  |        | I<br>I             |            | 135,000<br>0                  |            |                                |            | Year             | Code                        | Assessed                                                            | Year | Code    | Assessed | Year           | Code       | Assessed |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            | 2019             | 101                         | 148,600                                                             | 2018 | 101     | 137,800  | 2017           | 101        | 135,400  |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     | 101  | 112,800 |          | 101            | 112,800    |          | 101   | 110,800 |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         | 101      | 2,300          |            | 101      | 2,300 |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            | Total                          |            | 263700           |                             | Total                                                               |      | 252900  |          | Total          |            | 248500   |       |         |
| EXEMPTIONS                                                                                |        |             |  |                                                                            |             | OTHER ASSESSMENTS |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             | This signature acknowledges a visit by a Data Collector or Assessor |      |         |          |                |            |          |       |         |
| Year                                                                                      | Code   | Description |  |                                                                            | Amount      | Code              | Description |                                                                 |            | YEAR                    | Amount | Comm Int           |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| Total                                                                                     |        |             |  |                                                                            | 0.00        |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| ASSESSING NEIGHBORHOOD                                                                    |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| Nbhd                                                                                      |        | Nbhd Name   |  |                                                                            | B           |                   |             | Tracing                                                         |            |                         | Batch  |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| 0001                                                                                      |        |             |  |                                                                            |             |                   |             | 101                                                             |            |                         | MG     |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| NOTES                                                                                     |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            | Appraised BLDG. Value (Card)  |            |                                |            |                  |                             |                                                                     |      | 152,600 |          |                |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            | Appraised Xf (B) Value (Bldg) |            |                                |            |                  |                             |                                                                     |      | 0       |          |                |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            | Appraised Ob (B) Value (Bldg) |            |                                |            |                  |                             |                                                                     |      | 2,300   |          |                |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            | Appraised Land Value (Bldg)   |            |                                |            |                  |                             |                                                                     |      | 116,000 |          |                |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            | Special Land Value            |            |                                |            |                  |                             |                                                                     |      | 0       |          |                |            |          |       |         |
| Total Appraised Parcel Value                                                              |        |             |  |                                                                            |             |                   |             | 270,900                                                         |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| Valuation Method                                                                          |        |             |  |                                                                            |             |                   |             | C                                                               |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| Adjustment                                                                                |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| Net Total Appraised Parcel Value                                                          |        |             |  |                                                                            |             |                   |             | 270,900                                                         |            |                         |        |                    |            |                               |            |                                |            |                  |                             |                                                                     |      |         |          |                |            |          |       |         |
| 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 |            |          |       |         |
| 201502012                                                                                 |        | 06-24-2015  |  | 62                                                                         | SOLAR       |                   | 23,400      |                                                                 | 05-27-2016 |                         | 100    |                    | 05-27-2016 |                               | 2015       |                                | 05-27-2016 |                  |                             |                                                                     |      | 317     | 15       | PERMIT VISIT   |            |          |       |         |
| 116                                                                                       |        | 05-01-1994  |  | MN                                                                         | Manual Note |                   | 1,000       |                                                                 |            |                         |        |                    |            |                               | DECK RAMP  |                                | 06-14-2007 |                  |                             |                                                                     |      | 311     | 3        | MEAS+INSPCTD   |            |          |       |         |
| 305                                                                                       |        | 10-01-1993  |  | MN                                                                         | Manual Note |                   | 12,000      |                                                                 |            |                         |        |                    |            |                               | ALTERATION |                                | 05-31-2000 |                  |                             |                                                                     |      | 247     | 14       | INSPECTED      |            |          |       |         |
| 276                                                                                       |        | 12-01-1990  |  | MN                                                                         | Manual Note |                   | 200         |                                                                 |            |                         |        |                    |            |                               | STORAGE    |                                | 05-10-2000 |                  |                             |                                                                     |      | 247     | 2        | MEASURED       |            |          |       |         |
| 151                                                                                       |        | 01-01-1986  |  | MN                                                                         | Manual Note |                   |             |                                                                 |            |                         |        |                    |            |                               | SHED       |                                | 02-13-1995 |                  |                             |                                                                     |      | 107     | 15       | PERMIT VISIT   |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                | 02-25-1994 |                  |                             |                                                                     |      | 105     | 15       | PERMIT VISIT   |            |          |       |         |
|                                                                                           |        |             |  |                                                                            |             |                   |             |                                                                 |            |                         |        |                    |            |                               |            |                                | 03-05-1992 |                  |                             |                                                                     |      | 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                                                                         |             |                   |             | 40,000                                                          | SF         | 2.39                    | 1.190  | 7                  |            | LAND                          | 1.00       | MG                             | 1.00       |                  |                             |                                                                     |      |         | 1.000    | 2.84           | 113,600    |          |       |         |
| 1                                                                                         | 101    | ONE FAM     |  | RA                                                                         |             |                   |             | 0.340                                                           | AC         | 7,000.00                | 1.000  | 0                  |            |                               | 1.00       | MG                             | 1.00       |                  |                             |                                                                     |      |         | 1.000    | 7,000.00       | 2,400      |          |       |         |
| Total Card Land Units                                                                     |        |             |  |                                                                            |             |                   |             | 1.258                                                           | AC         | Parcel Total Land Area: |        |                    |            | 1.2583                        |            |                                |            | Total Land Value |                             |                                                                     |      |         |          |                |            | 116,000  |       |         |

Property Location 106 FERNWOOD DR  
 Vision ID 4836 Account # 4910

Map ID 63/ 15/ 24/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 101  
 Print Date 12/19/2019 4:15:29 P

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 21   | SPLIT LEVL  | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | C+   | AVG. (+)    | #Heat Sys                       | 1.00        |             |
| Stories             | 1.00 | 1 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description |             |
| Exterior Wall 2     |      |             | 101                             | ONE FAM     |             |
| Roof Structure      | 1    | GABLE       |                                 | 100         |             |
| Roof Cover          | 1    | ASPHALT SH  |                                 | 0           |             |
| Interior Wall 1     | 2    | PLASTER     |                                 | 0           |             |
| Interior Wall 2     |      |             | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 4    | CARPET      | Adj Base Rate                   | 95.32       |             |
| Interior Floor 2    | 3    | HARDWOOD    | RCN                             | 217,992     |             |
| Heat Fuel           | 1    | OIL         | Net Other Adj                   |             |             |
| Heat Type           | 3    | FORCED H/W  | Year Built                      | 1960        |             |
| AC Type             | 01   | NONE        | Effective Year Built            | 1988        |             |
| Bedrooms            | 3    |             | Depreciation Code               | GD          |             |
| Full Baths          | 1    |             | Remodel Rating                  |             |             |
| Half Baths          | 2    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |             | Depreciation %                  | 30          |             |
| Total Rooms         | 7    |             | 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             | 70          |             |
| Extra Kitchen St    |      |             | RCNLD                           | 152,600     |             |
| FBM Sqft            | 576  |             | Dep % Ovr                       |             |             |
| FBM Quality         | 3    |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr                    |             |             |
| WS Flues            | 1    |             | 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 |
| 02                                                                 | SHED/FR      |    |           | L   | 432   | 7.48       | 1980   | 50 | 0.00 | FR   | F   | 0.90 | 1,500      |
| 01                                                                 | SHED/MTL     |    |           | L   | 80    | 5.18       | 1980   | 50 | 0.00 | FR   | F   | 0.90 | 200        |
| 40                                                                 | LEAN-TO      |    |           | L   | 216   | 5.75       | 1980   | 50 | 0.00 | FR   | F   | 0.90 | 600        |
| SOL                                                                | Solar Panels | EX | Extra Fea | B   | 1     | 0.00       | 1988   | 70 | 1.00 |      |     | 0.00 | 0          |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 576   |          | 25.13     | 14,474         |  |
| FFL                               | 1ST FLOOR   | 1,200  | 1,200 |          | 125.86    | 151,034        |  |
| GAR                               | GARAGE      | 0      | 580   |          | 50.34     | 29,200         |  |
| LLV                               | LOWR LEVEL  | 0      | 576   |          | 31.47     | 18,124         |  |
| PAT                               | PATIO       | 0      | 288   |          | 6.12      | 1,762          |  |
| WDK                               | WOOD DECK   | 0      | 192   |          | 17.70     | 3,398          |  |
| Ttl Gross Liv / Lease Area        |             | 1,200  | 3,412 | 1,732    |           | 217,992        |  |

