

Property Location 39 BROADLEAF CR  
Vision ID 6757 Account # 6874

Map ID 7/ 5/ 1/18/ /  
Bldg # 1

Bldg Name  
Sec # 1 of 1 Card # 1 of 1

State Use 102  
Print Date 12/20/2019 8:21:32 A

| CURRENT OWNER                                                                          |            | TOPO                                                                                                          |             | UTILITIES         |            | STRT / ROAD                                                         |             | LOCATION                  |           | CURRENT ASSESSMENT |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                | 1006<br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b> |         |          |  |
|----------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------|-------------|-------------------|------------|---------------------------------------------------------------------|-------------|---------------------------|-----------|--------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------|---------|------------|----------------|-----------------------------------------------------|---------|----------|--|
| LONGO RICHARD T<br>PROULX KATHRYN A<br>39 BROADLEAF CR<br><br>EAST LONGMEADOW MA 01028 |            |                                                                                                               |             | 1                 | TYPCL      |                                                                     |             |                           |           | Description        | Code               | Assessed                                                                                                                                                                                                                                                                                                        | Assessed |                                |         |            |                |                                                     |         |          |  |
|                                                                                        |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           | RESIDNTL.          | 102                | 456,200                                                                                                                                                                                                                                                                                                         | 456,200  |                                |         |            |                |                                                     |         |          |  |
|                                                                                        |            | SUPPLEMENTAL DATA                                                                                             |             |                   |            |                                                                     |             |                           |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
|                                                                                        |            | Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates 6/11/2009<br>In+Ex FY<br>Mailed<br>GIS ID F_376625_2845743 |             |                   |            | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |             |                           |           | Total              |                    |                                                                                                                                                                                                                                                                                                                 |          | 456,200                        | 456,200 |            |                |                                                     |         |          |  |
| RECORD OF OWNERSHIP                                                                    |            |                                                                                                               |             | BK-VOL/PAGE       |            | SALE DATE                                                           |             | Q/U V/I                   |           | SALE PRICE         |                    | VC                                                                                                                                                                                                                                                                                                              |          | PREVIOUS ASSESSMENTS (HISTORY) |         |            |                |                                                     |         |          |  |
| LONGO RICHARD T<br>CARROLL EDWARD J JR<br>D R CHESTNUT LLC,<br>RUGBY PROPERTIES LLC,   |            |                                                                                                               |             | 21565             | 0359       | 02-10-2017                                                          | Q           | I                         | 450,000   | 00                 | 1                  | Year                                                                                                                                                                                                                                                                                                            | Code     | Assessed                       | Year    | Code       | Assessed V     | Year                                                | Code    | Assessed |  |
|                                                                                        |            |                                                                                                               |             | 17840             | 0002       | 06-12-2009                                                          | U           | I                         | 470,350   | 2019               |                    | 102                                                                                                                                                                                                                                                                                                             | 465,700  | 2018                           | 102     | 465,700    | 2017           | 102                                                 | 459,200 |          |  |
|                                                                                        |            |                                                                                                               |             | 16302             | 0279       | 11-02-2006                                                          | U           | I                         | 3,562,500 | Total              |                    | 465700                                                                                                                                                                                                                                                                                                          | Total    | 465700                         | Total   | 459200     |                |                                                     |         |          |  |
|                                                                                        |            |                                                                                                               |             | 0000              | 0000       |                                                                     | U           |                           | 0         |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| EXEMPTIONS                                                                             |            |                                                                                                               |             | OTHER ASSESSMENTS |            |                                                                     |             |                           |           |                    |                    | This signature acknowledges a visit by a Data Collector or Assessor                                                                                                                                                                                                                                             |          |                                |         |            |                |                                                     |         |          |  |
| Year                                                                                   | Code       | Description                                                                                                   |             | Amount            |            | Code                                                                | Description |                           | Number    | Amount             |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         | Comm Int |  |
|                                                                                        |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| Total                                                                                  |            |                                                                                                               |             | 0.00              |            |                                                                     |             |                           |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| ASSESSING NEIGHBORHOOD                                                                 |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           |                    |                    | <b>APPRAISED VALUE SUMMARY</b><br>Appraised Bldg. Value (Card) 456,200<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 0<br>Appraised Land Value (Bldg) 0<br>Special Land Value 0<br>Total Appraised Parcel Value 456,200<br>Valuation Method C<br><br>Total Appraised Parcel Value 456,200 |          |                                |         |            |                |                                                     |         |          |  |
| Nbhd                                                                                   |            | Nbhd Name                                                                                                     |             | B                 |            | Tracing                                                             |             | Batch                     |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| 0001                                                                                   |            |                                                                                                               |             |                   |            | 102                                                                 |             | FC                        |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| NOTES                                                                                  |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| BROADLEAF CR-PHASE I-UNIT 18                                                           |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| BUILDING PERMIT RECORD                                                                 |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           |                    |                    | VISIT / CHANGE HISTORY                                                                                                                                                                                                                                                                                          |          |                                |         |            |                |                                                     |         |          |  |
| Permit Id                                                                              | Issue Date | Type                                                                                                          | Description | Amount            | Insp Date  | % Comp                                                              | Date Comp   | Comments                  |           |                    |                    | Date                                                                                                                                                                                                                                                                                                            | Id       | Type                           | Is      | Cd         | Purpose/Result |                                                     |         |          |  |
| 31                                                                                     | 02-13-2009 | 49                                                                                                            | CONDO R     | 200,000           |            | 0                                                                   |             | OC 6/11/2009 (2940 SF CON |           |                    |                    | 06-16-2009                                                                                                                                                                                                                                                                                                      | 400      |                                |         | 25         | OC VISIT       |                                                     |         |          |  |
|                                                                                        |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
|                                                                                        |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| LAND LINE VALUATION SECTION                                                            |            |                                                                                                               |             |                   |            |                                                                     |             |                           |           |                    |                    |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |
| B                                                                                      | Use Code   | Description                                                                                                   | Zone        | Land Type         | Land Units | Unit Price                                                          | Size Adj    | Site Index                | Cond.     | Nbhd.              | Nbhd. Adj          | Notes                                                                                                                                                                                                                                                                                                           |          | Location Adjustment            |         | Adj Unit P | Land Value     |                                                     |         |          |  |
| 1                                                                                      | 102        | CONDO                                                                                                         | PAR         | SITE              | 0 SF       | 0.00                                                                | 1.00000     |                           | 1.00      | FC                 | 1.000              |                                                                                                                                                                                                                                                                                                                 |          | 0.0000                         |         | 0.00       | 0              |                                                     |         |          |  |
|                                                                                        |            |                                                                                                               |             |                   | 0 SF       | Parcel Total Land Area 0.0000                                       |             |                           |           |                    | Total Land Value 0 |                                                                                                                                                                                                                                                                                                                 |          |                                |         |            |                |                                                     |         |          |  |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|------|---------------|---------------------------------|----|-------------|
| Element             | Cd   | Description   | Element                         | Cd | Description |
| Style               | 08   | CONDO-TNHS    |                                 |    |             |
| Model               | 05   | RES CONDO     |                                 |    |             |
| Grade               | C+   | AVG. (+)      |                                 |    |             |
| Stories             | 1.75 | 1 3/4 Stories |                                 |    |             |
| Foundation          | 1    | CONCRETE      |                                 |    |             |
| Interior Wall 1     | 1    | DRYWALL       |                                 |    |             |
| Interior Wall 2     |      |               |                                 |    |             |
| Interior Floor 1    | 3    | HARDWOOD      |                                 |    |             |
| Interior Floor 2    |      |               |                                 |    |             |
| Heat Fuel           | 2    | GAS           |                                 |    |             |
| Heat Type           | 1    | FORCED H/A    |                                 |    |             |
| AC Type             | 03   | FULL          |                                 |    |             |
| Bedrooms            | 3    |               |                                 |    |             |
| Full Baths          | 3    |               |                                 |    |             |
| Half Baths          | 1    |               |                                 |    |             |
| Extra Fixtures      | 2    |               |                                 |    |             |
| Total Rooms         | 0    |               |                                 |    |             |
| Bath Style          | G    | GOOD          |                                 |    |             |
| Num Kitchens        | 1    |               |                                 |    |             |
| Kitchen Style       | G    | GOOD          |                                 |    |             |
| FBM Sqft            | 783  |               |                                 |    |             |
| FBM Quality         | 5    | FLA VG        |                                 |    |             |
| Fireplaces          | 1    |               |                                 |    |             |
| WS Flues            |      |               |                                 |    |             |
| Central Vac         |      |               |                                 |    |             |
| Frame               | 1    | WOOD          |                                 |    |             |
| Bsmt Floor          | 12   | CONCRETE      |                                 |    |             |
| Bsmt Garage         |      |               |                                 |    |             |
| #Heat Sys           | 1    |               |                                 |    |             |
| Occupancy           | 1    |               |                                 |    |             |
| Int Vs Ext          | S    |               |                                 |    |             |

| CONDO DATA   |          |             |         |
|--------------|----------|-------------|---------|
| Parcel Id    | 5049     | C 0010      | Owne    |
|              | CHESTNUT | B 1         | S 1     |
| Adjust Type  | Code     | Description | Factor% |
| Unit Type C  |          |             |         |
| Unit Locatio | D        | DETACHED    |         |

| COST / MARKET VALUATION  |         |
|--------------------------|---------|
| Adj Base Rate            | 111.56  |
| Building Value New       | 475,188 |
| Year Built               | 2009    |
| Effective Year Built     | 2014    |
| Depreciation Code        | GD      |
| Remodel Rating           |         |
| Year Remodeled           |         |
| Depreciation %           | 4       |
| Functional Obsol         |         |
| External Obsol           |         |
| Trend Factor             | 1       |
| Condition                |         |
| Condition %              |         |
| Percent Good             | 96      |
| Cns Sect Rcndld          | 456,200 |
| Dep % Ovr                |         |
| Dep Ovr Comment          |         |
| Misc Imp Ovr             |         |
| Misc Imp Ovr Comment     |         |
| Cost to Cure Ovr         |         |
| Cost to Cure Ovr Comment |         |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |     |       |            |        |          |      |       |            |             |
|--------------------------------------------------------------------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| Code                                                               | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|                                                                    |             |     |       |            |        |          |      |       |            |             |

| BUILDING SUB-AREA SUMMARY SECTION |                  |             |            |          |           |                |
|-----------------------------------|------------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description      | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BMT                               | BASEMENT         | 0           | 1,566      |          | 33.85     | 53,006         |
| CFL                               | CATHEDRAL CE     | 288         | 288        |          | 174.64    | 50,296         |
| FFL                               | 1ST FLOOR        | 1,278       | 1,278      |          | 169.35    | 216,426        |
| GAR                               | GARAGE           | 0           | 506        |          | 67.60     | 34,208         |
| OPF                               | OPEN PORCH       | 0           | 48         |          | 17.64     | 847            |
| SFL                               | 2ND FLOOR        | 48          | 48         |          | 169.35    | 8,129          |
| TQS                               | 3/4 STORY        | 498         | 664        |          | 127.01    | 84,335         |
| UHS                               | UNFIN HALF STORY | 0           | 484        |          | 50.73     | 24,555         |
| WDK                               | WOOD DECK        | 0           | 144        |          | 23.52     | 3,387          |
| Ttl Gross Liv / Lease Area        |                  | 2,112       | 5,026      | 2,806    |           | 475,189        |

