

Property Location

74 EDMUND ST

Map ID

16/ 91/ 0/ /

Bldg Name

State Use

101

Vision ID

821

Account #

843

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:47:10

|                                                                                    |            |                   |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
|------------------------------------------------------------------------------------|------------|-------------------|-------------|-------------------|-----------|---------|-------------|---------------------------------------------------------------------|-------------------------|--------------------|-------|-----------|----------|--------------------------------------------|----------|-----------------|------------------|----------|---------------|------------|--------|
| CURRENT OWNER                                                                      |            | TOPO TYPE         |             | UTILITY           |           | STREET  |             | LOCATION                                                            |                         | CURRENT ASSESSMENT |       |           |          | <div>1006</div> <div>EAST LONGMEADOW</div> |          |                 |                  |          |               |            |        |
| REYNOLDS JEAN C<br>REYNOLDS JOHN T<br>74 EDMUND ST<br><br>EAST LONGMEADOW MA 01028 |            | TOPO WET          |             | EASEMENT          |           | TRAFFIC |             | CORNER                                                              |                         | Description        | Code  | Appraised | Assessed |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            |                   |             |                   |           |         |             |                                                                     |                         | RESIDNTL.          | 101   | 91500     | 91,500   |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            | DRAINAGE          |             |                   |           | VIEW    |             | COMMUNITY                                                           |                         | RES LAND           | 101   | 87700     | 87,700   |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            |                   |             |                   |           |         |             |                                                                     |                         | RESIDNTL.          | 101   | 11200     | 11,200   |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            | SUPPLEMENTAL DATA |             |                   |           |         |             |                                                                     |                         | Total              |       |           |          | 190,400                                    | 190,400  |                 |                  |          |               |            |        |
| GIS ID F_379243_2850864<br>Mailed                                                  |            | Alt Prcl ID       |             | Received          |           | NIA     |             | Field 8                                                             |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            | SP Permit         |             | Field 9           |           |         |             | Field 10                                                            |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            | Chapter Land      |             | Assoc Pid#        |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            | OC Dates          |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            | In+Ex FY          |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            | Mailed            |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| RECORD OF OWNERSHIP                                                                |            | BK-VOL/PAGE       |             | SALE DATE         |           | Q/U     |             | V/I                                                                 |                         | SALE PRICE         |       | VC        |          | PREVIOUS ASSESSMENTS (HISTORY)             |          |                 |                  |          |               |            |        |
| REYNOLDS JEAN C<br>WASSUNG JEAN C,<br>WASSUNG MARK W +<br>MESSER                   |            | 12564             | 0144        | 09-10-2002        | U         | I       | 1           |                                                                     | 1A                      | Year               | Code  | Assessed  | Year     | Code                                       | Assessed | Year            | Code             | Assessed |               |            |        |
|                                                                                    |            | 09131             | 0038        | 05-12-1995        | U         | I       | 1           |                                                                     | 1                       | 2019               | 101   | 104,600   | 2018     | 101                                        | 96,800   | 2017            | 101              | 95,200   |               |            |        |
|                                                                                    |            | 06195             | 0071        | 08-18-1986        | U         | I       | 62,000      |                                                                     |                         |                    | 101   | 85,200    |          | 101                                        | 85,200   |                 | 101              | 83,200   |               |            |        |
|                                                                                    |            | 05569             | 0305        | 02-16-1984        | U         | I       | 0           |                                                                     | 1A                      |                    | 101   | 11,200    |          | 101                                        | 11,200   |                 | 101              | 11,200   |               |            |        |
|                                                                                    |            | Total             |             |                   |           |         |             |                                                                     |                         | 201000             |       | Total     |          | 193200                                     |          | Total           |                  | 189600   |               |            |        |
| EXEMPTIONS                                                                         |            |                   |             | OTHER ASSESSMENTS |           |         |             | This signature acknowledges a visit by a Data Collector or Assessor |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| Year                                                                               | Code       | Description       |             | Amount            |           | Code    | Description |                                                                     | YEAR                    | Amount             |       | Comm Int  |          |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            |                   |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            | Total             |             | 0.00              |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| ASSESSING NEIGHBORHOOD                                                             |            |                   |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| Nbhd                                                                               |            | Nbhd Name         |             | B                 |           | Tracing |             | Batch                                                               |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| 0001                                                                               |            |                   |             |                   |           | 101     |             | MA                                                                  |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| NOTES                                                                              |            |                   |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
|                                                                                    |            |                   |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| BUILDING PERMIT RECORD                                                             |            |                   |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| Permit Id                                                                          | Issue Date | Type              | Description | Amount            | Insp Date | % Comp  | Date Comp   | Comments                                                            | Date                    | Type               | Is    | Id        | Cd       | Purpose/Result                             |          |                 |                  |          |               |            |        |
| 135                                                                                | 05-16-2005 | 3                 | GARAGE      | 2,000             |           |         |             | REPLACE EXISTIN                                                     | 07-12-2019              |                    | 1     | 334       | 3        | MEAS+INSPCTD                               |          |                 |                  |          |               |            |        |
| 109                                                                                | 05-19-2004 | 11                | POOL        | 8,000             |           |         |             | INGRD                                                               | 03-29-2007              |                    |       | 311       | 15       | PERMIT VISIT                               |          |                 |                  |          |               |            |        |
| 180                                                                                | 08-06-1997 | 17                | DECK        | 8,450             |           |         |             | 98 NVC OC 4/15/20                                                   | 03-29-2007              |                    |       | 311       | 15       | PERMIT VISIT                               |          |                 |                  |          |               |            |        |
|                                                                                    |            |                   |             |                   |           |         |             |                                                                     | 12-12-2005              |                    |       | 311       | 15       | PERMIT VISIT                               |          |                 |                  |          |               |            |        |
|                                                                                    |            |                   |             |                   |           |         |             |                                                                     | 12-21-2004              |                    |       | 311       | 15       | PERMIT VISIT                               |          |                 |                  |          |               |            |        |
|                                                                                    |            |                   |             |                   |           |         |             |                                                                     | 04-02-2004              |                    |       | 250       | 22       | MAILER SENT                                |          |                 |                  |          |               |            |        |
|                                                                                    |            |                   |             |                   |           |         |             |                                                                     | 03-04-2004              |                    |       | 311       | 2        | MEASURED                                   |          |                 |                  |          |               |            |        |
| LAND LINE VALUATION SECTION                                                        |            |                   |             |                   |           |         |             |                                                                     |                         |                    |       |           |          |                                            |          |                 |                  |          |               |            |        |
| B                                                                                  | Use Co     | Description       | Zone        | D                 | Fronta    | Depth   | Land Units  | Unit Price                                                          | I. Fact                 | S.A.               | Ac Di | C. Fact   | St. Idx  | Adj                                        | Notes    | Special Pricing |                  | Size A   | Adj Unit Pric | Land Value |        |
| 1                                                                                  | 101        | ONE FAM           | RC          |                   |           |         | 17,859 SF   | 4.91                                                                | 1.000                   | 5                  | LAND  | 1.00      | MA       | 1.00                                       |          |                 | 0                |          | 1.000         | 4.91       | 87,700 |
| Total Card Land Units                                                              |            |                   |             |                   |           |         | 0.410       | AC                                                                  | Parcel Total Land Area: |                    |       |           | 0.4100   |                                            |          |                 | Total Land Value |          |               |            | 87,700 |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 15   | OLD STYLE   | Basement Floor                  |             |             |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | C    | AVERAGE     | #Heat Sys                       | 1.00        |             |
| Stories             | 2.00 | 2 STORY     | Units                           | 1           |             |
| Foundation          | 2    | CONC BLOCK  | 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     | 1    | DRYWALL     | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 3    | HARDWOOD    | Adj Base Rate                   |             | 75.67       |
| Interior Floor 2    |      |             | RCN                             |             | 145,256     |
| Heat Fuel           | 2    | GAS         | Net Other Adj                   |             |             |
| Heat Type           | 5    | STEAM       | Year Built                      |             | 1915        |
| AC Type             | 01   | NONE        | Effective Year Built            |             | 1981        |
| Bedrooms            | 2    |             | Depreciation Code               |             | AG          |
| Full Baths          | 2    |             | Remodel Rating                  |             |             |
| Half Baths          | 0    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |             | Depreciation %                  |             | 37          |
| Total Rooms         | 5    |             | Functional Obsol                |             |             |
| Bath Style          | G    | GOOD        | External Obsol                  |             |             |
| Half Bath Style     |      |             | Cost Trend Factor               |             | 1           |
| Kitchens            | 1    |             | Condition                       |             |             |
| Kitchen Style       | A    | AVERAGE     | % Complete                      |             |             |
| Extra Kitchens      | 0    |             | Overall % Condition             |             | 63          |
| Extra Kitchen St    |      |             | RCNLD                           |             | 91,500      |
| FBM Sqft            |      |             | Dep % Ovr                       |             |             |
| FBM Quality         |      |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 0    |             | Misc Imp Ovr                    |             |             |
| WS Flues            |      |             | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 0    | NO          | Cost to Cure Ovr                |             |             |
| Frame               | 1    | WOOD        | Cost to Cure Ovr Comment        |             |             |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |    |           |     |       |            |        |    |      |      |     |      |            |
|--------------------------------------------------------------------|-------------|----|-----------|-----|-------|------------|--------|----|------|------|-----|------|------------|
| Code                                                               | Description | Su | Sub Type  | Lan | Units | Unit Price | Yr Blt | %  | Dep. | Cond | Gra | Qual | Apprais Va |
| 22                                                                 | WOOD DK     |    |           | L   | 64    | 9.20       | 1997   | 70 | 0.00 | GD   | A   | 1.00 | 400        |
| 02                                                                 | SHED/FR     |    |           | L   | 80    | 7.48       | 2003   | 70 | 0.00 | GD   | A   | 1.00 | 400        |
| 11                                                                 | POOL I-V    | OB | Outbuildi | L   | 512   | 29.00      | 2004   | 70 | 0.00 | GD   | A   | 1.00 | 10,400     |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 664   |          | 18.04     | 11,977         |  |
| FFL                               | 1ST FLOOR   | 744    | 744   |          | 90.05     | 67,000         |  |
| OFP                               | OPEN PORCH  | 0      | 149   |          | 9.07      | 1,351          |  |
| SFL                               | 2ND FLOOR   | 664    | 664   |          | 90.05     | 59,795         |  |
| WDK                               | WOOD DECK   | 0      | 404   |          | 12.71     | 5,133          |  |
| Ttl Gross Liv / Lease Area        |             | 1,408  | 2,625 | 1,613    |           | 145,256        |  |

