

Property Location 88 BRYNMAWR DR  
 Vision ID 6085 Account # 6168

Map ID 94/ 31/ 45/ /  
 Bldg # 1

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

State Use 101  
 Print Date 11-04-2020 11:04:09

| CURRENT OWNER                                                                         |            | TOPO TYPE                                                                  | UTILITY           | STREET                                                          | LOCATION    | CURRENT ASSESSMENT |            |                                                                     |                                  | 1006<br>EAST LONGMEADOW       |          |         |         |                |       |                  |          |  |        |               |            |
|---------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------|-------------|--------------------|------------|---------------------------------------------------------------------|----------------------------------|-------------------------------|----------|---------|---------|----------------|-------|------------------|----------|--|--------|---------------|------------|
| ECHLIN JOSEPH R<br>ECHLIN DOROTHY E<br>88 BRYNMAWR DR<br><br>EAST LONGMEADOW MA 01028 |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC                                                         | CORNER      | Description        | Code       | Appraised                                                           | Assessed                         |                               |          |         |         |                |       |                  |          |  |        |               |            |
|                                                                                       |            | DRAINAGE                                                                   |                   | VIEW                                                            | COMMUNITY   | RESIDNTL.          | 101        | 139800                                                              | 139,800                          |                               |          |         |         |                |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             | RES LAND           | 101        | 107000                                                              | 107,000                          |                               |          |         |         |                |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             | RESIDNTL.          | 101        | 700                                                                 | 700                              |                               |          |         |         |                |       |                  |          |  |        |               |            |
| SUPPLEMENTAL DATA                                                                     |            |                                                                            |                   |                                                                 |             | Total              |            |                                                                     |                                  | 247,500                       | 247,500  |         |         |                |       |                  |          |  |        |               |            |
| GIS ID F_395068_2841525                                                               |            | 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# |             |                    |            |                                                                     |                                  |                               |          |         |         |                |       |                  |          |  |        |               |            |
| RECORD OF OWNERSHIP                                                                   |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U                                                             | V/I         | SALE PRICE         | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                  |                               |          |         |         |                |       |                  |          |  |        |               |            |
| ECHLIN JOSEPH R<br>OSTRANDER JEAN E,<br>OSTRANDER KENNETH R +                         |            | 16812                                                                      | 0174              | 07-12-2007                                                      | U           | I                  | 289,900    | 1A                                                                  | Year                             | Code                          | Assessed | Year    | Code    | Assessed       | Year  | Code             | Assessed |  |        |               |            |
|                                                                                       |            | 07762                                                                      | 0493              | 07-26-1991                                                      | U           | I                  | 1          |                                                                     | 2020                             | 101                           | 132,800  | 2019    | 101     | 129,300        | 2018  | 101              | 121,600  |  |        |               |            |
|                                                                                       |            | 03614                                                                      | 0313              | 08-13-1971                                                      | U           | I                  | 0          |                                                                     | 101                              | 107,000                       | 101      | 104,000 | 101     | 104,000        | 101   | 104,000          |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | 101                              | 700                           | 101      | 700     | 101     | 700            |       |                  |          |  |        |               |            |
| Total                                                                                 |            |                                                                            |                   |                                                                 |             |                    |            | Total                                                               | 240500                           | Total                         | 234000   | Total   | 226300  |                |       |                  |          |  |        |               |            |
| EXEMPTIONS                                                                            |            |                                                                            | OTHER ASSESSMENTS |                                                                 |             |                    |            | This signature acknowledges a visit by a Data Collector or Assessor |                                  |                               |          |         |         |                |       |                  |          |  |        |               |            |
| Year                                                                                  | Code       | Description                                                                | Amount            | Code                                                            | Description | YEAR               | Amount     |                                                                     |                                  |                               |          |         |         |                |       |                  | Comm Int |  |        |               |            |
| Total                                                                                 |            |                                                                            | 0.00              |                                                                 |             |                    |            |                                                                     |                                  |                               |          |         |         |                |       |                  |          |  |        |               |            |
| ASSESSING NEIGHBORHOOD                                                                |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | APPRAISED VALUE SUMMARY          |                               |          |         |         |                |       |                  |          |  |        |               |            |
| Nbhd                                                                                  |            | Nbhd Name                                                                  |                   | B                                                               |             | Tracing            |            | Batch                                                               |                                  | Appraised BLDG. Value (Card)  |          |         |         | 139,800        |       |                  |          |  |        |               |            |
| 0001                                                                                  |            |                                                                            |                   |                                                                 |             | 101                |            | MG                                                                  |                                  | Appraised Xf (B) Value (Bldg) |          |         |         | 0              |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | Appraised Ob (B) Value (Bldg)    |                               |          |         | 700     |                |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | Appraised Land Value (Bldg)      |                               |          |         | 107,000 |                |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | Special Land Value               |                               |          |         | 0       |                |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | Total Appraised Parcel Value     |                               |          |         | 247,500 |                |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | Valuation Method                 |                               |          |         | C       |                |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | Adjustment                       |                               |          |         |         |                |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | Net Total Appraised Parcel Value |                               |          |         | 247,500 |                |       |                  |          |  |        |               |            |
| 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 |       |                  |          |  |        |               |            |
| 201601724                                                                             | 05-24-2016 | 25                                                                         | WINDOWS           | 3,895                                                           | 05-11-2017  | 100                | 05-11-2017 | REPLACE BAY                                                         | 05-11-2017                       |                               |          | 317     | 15      | PERMIT VISIT   |       |                  |          |  |        |               |            |
| 201301582                                                                             | 04-29-2013 | 21                                                                         | SIDING            | 15,048                                                          |             |                    |            | NVC                                                                 | 06-04-2013                       |                               |          | 105     | 15      | PERMIT VISIT   |       |                  |          |  |        |               |            |
| 175                                                                                   | 05-28-2008 | 12                                                                         | REROOF            | 8,000                                                           |             |                    |            |                                                                     | 02-19-2009                       |                               |          | 317     | 15      | PERMIT VISIT   |       |                  |          |  |        |               |            |
| 107                                                                                   | 04-18-2008 | 17                                                                         | DECK              | 12,000                                                          |             |                    |            | 14 X 24                                                             | 06-16-2005                       |                               |          | 274     | 2       | MEASURED       |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | 04-08-2000                       |                               |          | 247     | 13      | MISSED APPT    |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | 11-22-1999                       |                               |          | 247     | 2       | MEASURED       |       |                  |          |  |        |               |            |
|                                                                                       |            |                                                                            |                   |                                                                 |             |                    |            |                                                                     | 06-30-1992                       |                               |          | 200     | 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                |                                                                 |             |                    | 25,066 SF  | 3.59                                                                | 1.190                            | 7                             | LAND     | 1.00    | MG      | 1.00           |       |                  | 0        |  | 1.000  | 4.27          | 107,000    |
| Total Card Land Units                                                                 |            |                                                                            |                   |                                                                 |             |                    | 0.575      | AC                                                                  | Parcel Total Land Area: 0.5754   |                               |          |         |         |                |       | Total Land Value |          |  |        |               | 107,000    |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 21   | SPLIT LEVL  | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     | 2           |             |
| Grade               | C    | AVERAGE     | #Heat Sys                       | 1.00        |             |
| Stories             | 1.00 | 1 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description |             |
| Exterior Wall 2     |      |             | 101                             | ONE FAM     | Percentage  |
| Roof Structure      | 1    | GABLE       |                                 |             | 100         |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     |                                 |             | 0           |
| Interior Wall 2     |      |             | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 4    | CARPET      | Adj Base Rate                   | 104.05      |             |
| Interior Floor 2    | 3    | HARDWOOD    | RCN                             | 199,727     |             |
| Heat Fuel           | 3    | ELECTRIC    | Net Other Adj                   |             |             |
| Heat Type           | 6    | ELECTRC BB  | Year Built                      | 1968        |             |
| AC Type             | 03   | FULL        | Effective Year Built            | 1988        |             |
| Bedrooms            | 3    |             | Depreciation Code               | GD          |             |
| Full Baths          | 1    |             | Remodel Rating                  |             |             |
| Half Baths          | 1    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 1    |             | Depreciation %                  | 30          |             |
| Total Rooms         | 6    |             | 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                           | 139,800     |             |
| FBM Sqft            | 414  |             | Dep % Ovr                       |             |             |
| FBM Quality         | 1    |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 0    |             | Misc Imp Ovr                    |             |             |
| WS Flues            | 1    |             | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 1    | YES         | 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   | 160   | 7.48       | 1974   | 60 | 0.00 | AV   | A   | 1.00 | 700        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 552   |          | 24.71     | 13,637         |  |
| FFL                               | 1ST FLOOR   | 1,252  | 1,252 |          | 123.98    | 155,219        |  |
| LLV                               | LOWR LEVEL  | 0      | 700   |          | 30.99     | 21,696         |  |
| OSP                               | SCRN PORCH  | 0      | 180   |          | 18.60     | 3,347          |  |
| WDK                               | WOOD DECK   | 0      | 336   |          | 17.34     | 5,827          |  |
| Ttl Gross Liv / Lease Area        |             | 1,252  | 3,020 | 1,611    |           | 199,727        |  |

