

State Use 954  
Print Date 11-03-2020 10:09:58

| CURRENT OWNER                                                                    |          |             |  | TOPO                                                                                                |           | UTILITIES         |  | STRT / ROAD                                                         |  | LOCATION                      |            | CURRENT ASSESSMENT                                                  |       |                        |       |                                |                     |            |               | 1006<br><br>EAST<br>LONGMEADOW, MA |            |       |  |        |  |          |  |                |  |          |  |          |  |
|----------------------------------------------------------------------------------|----------|-------------|--|-----------------------------------------------------------------------------------------------------|-----------|-------------------|--|---------------------------------------------------------------------|--|-------------------------------|------------|---------------------------------------------------------------------|-------|------------------------|-------|--------------------------------|---------------------|------------|---------------|------------------------------------|------------|-------|--|--------|--|----------|--|----------------|--|----------|--|----------|--|
| HOLY TRINITY HOME ASSOC INC<br><br>26 BALDWIN ST<br><br>EAST LONGMEADOW MA 01028 |          |             |  |                                                                                                     |           | 1 TYPCL           |  |                                                                     |  |                               |            | Description                                                         |       | Code                   |       | Appraised                      |                     | Assessed   |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | EXEMPT                                                              |       | 954                    |       | 181,100                        |                     | 181,100    |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | EXM LAND                                                            |       | 954                    |       | 74,800                         |                     | 74,800     |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  | SUPPLEMENTAL DATA                                                                                   |           |                   |  |                                                                     |  |                               |            |                                                                     |       | EXEMPT                 |       | 954                            |                     | 15,100     |               | 15,100                             |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  | Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID F_379766_2850216 |           |                   |  | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |  |                               |            |                                                                     |       |                        |       |                                |                     |            |               | VISION                             |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | Total                                                               |       | 271,000                |       | 271,000                        |                     |            |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
| RECORD OF OWNERSHIP                                                              |          |             |  | BK-VOL/PAGE                                                                                         |           | SALE DATE         |  | Q/U                                                                 |  | V/I                           |            | SALE PRICE                                                          |       | VC                     |       | PREVIOUS ASSESSMENTS (HISTORY) |                     |            |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
| HOLY TRINITY HOME ASSOC INC                                                      |          |             |  | 02881 0477                                                                                          |           | 06-06-1962        |  | U                                                                   |  | I                             |            | 0                                                                   |       |                        |       | Year                           |                     | Code       |               | Assessed                           |            | Year  |  | Code   |  | Assessed |  | Year           |  | Code     |  | Assessed |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       |                        |       | 2020                           |                     | 954        |               | 181,100                            |            | 2019  |  | 954    |  | 176,000  |  | 2018           |  | 954      |  | 176,000  |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       |                        |       |                                |                     | 954        |               | 74,800                             |            |       |  | 954    |  | 72,500   |  |                |  | 954      |  | 72,500   |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       |                        |       |                                |                     | 954        |               | 15,100                             |            |       |  | 954    |  | 15,100   |  |                |  | 954      |  | 15,100   |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       | Total                  |       | 271000                         |                     | Total      |               | 263600                             |            | Total |  | 263600 |  |          |  |                |  |          |  |          |  |
| 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                                              |  |                               |            |                                                                     |       |                        |       | APPROAISED VALUE SUMMARY       |                     |            |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
| Nbhd                                                                             |          | Nbhd Name   |  | B                                                                                                   |           | Tracing           |  | Batch                                                               |  | Appraised Bldg. Value (Card)  |            |                                                                     |       |                        |       |                                |                     | 180,500    |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
| 0001                                                                             |          |             |  |                                                                                                     |           | 954               |  | IA                                                                  |  | Appraised Xf (B) Value (Bldg) |            |                                                                     |       |                        |       |                                |                     | 600        |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | Appraised Ob (B) Value (Bldg)                                       |       |                        |       |                                |                     |            |               | 15,100                             |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | Appraised Land Value (Bldg)                                         |       |                        |       |                                |                     |            |               | 74,800                             |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | Special Land Value                                                  |       |                        |       |                                |                     |            |               | 0                                  |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | Total Appraised Parcel Value                                        |       |                        |       |                                |                     |            |               | 271,000                            |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | Valuation Method                                                    |       |                        |       |                                |                     |            |               | C                                  |            |       |  |        |  |          |  |                |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            | Total Appraised Parcel Value                                        |       |                        |       |                                |                     |            |               | 271,000                            |            |       |  |        |  |          |  |                |  |          |  |          |  |
| 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 |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       |                        |       |                                |                     | 11-04-2016 |               | 317                                |            |       |  |        |  | 14       |  | INSPECTED      |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       |                        |       |                                |                     | 10-14-2016 |               | 317                                |            |       |  |        |  | 2        |  | MEASURED       |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       |                        |       |                                |                     | 06-03-2004 |               | 303                                |            |       |  |        |  | 3        |  | MEAS+INSPECTD  |  |          |  |          |  |
|                                                                                  |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       |                        |       |                                |                     | 03-20-1981 |               | 500                                |            |       |  |        |  | 3        |  | MEAS+INSPECTD  |  |          |  |          |  |
| LAND LINE VALUATION SECTION                                                      |          |             |  |                                                                                                     |           |                   |  |                                                                     |  |                               |            |                                                                     |       |                        |       |                                |                     |            |               |                                    |            |       |  |        |  |          |  |                |  |          |  |          |  |
| B                                                                                | Use Code | Description |  | Zone                                                                                                | Land Type | Land Units        |  | Unit Price                                                          |  | I. Factor                     | Site Index | Cond.                                                               | Nbhd. | Nhbhd Adj              | Notes |                                | Location Adjustment |            | Adj Unit Pric |                                    | Land Value |       |  |        |  |          |  |                |  |          |  |          |  |
| 1                                                                                | 954      | CHAR-FRATER |  | IND                                                                                                 | SITE      | 28,000 SF         |  | 3.81                                                                |  | 0.70000                       | B          | 1.00                                                                | IA    | 1.000                  |       |                                | 0                   |            | 2.67          |                                    | 74,800     |       |  |        |  |          |  |                |  |          |  |          |  |
| Total Card Land Units                                                            |          |             |  |                                                                                                     |           | 0.643 AC          |  | Parcel Total Land Area: 0.6428                                      |  |                               |            |                                                                     |       | Total Land Value       |       |                                |                     |            |               | 74,800                             |            |       |  |        |  |          |  |                |  |          |  |          |  |

| CONSTRUCTION DETAIL |       |              | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-------|--------------|---------------------------------|----|-------------|
| Element             | Cd    | Description  | Element                         | Cd | Description |
| Style:              | 69    | LODGE        |                                 |    |             |
| Model               | 94    | COMMERCIAL   |                                 |    |             |
| Grade               | C+    | AVG. (+)     |                                 |    |             |
| Stories             | 1.00  | 1 STORY      |                                 |    |             |
| Occupancy           | 1.00  |              |                                 |    |             |
| Exterior Wall 1     | 7     | BRICK        |                                 |    |             |
| Exterior Wall 2     |       |              |                                 |    |             |
| Roof Structure      | 4     | FLAT         |                                 |    |             |
| Roof Cover          | 4     | TAR+GRAVEL   |                                 |    |             |
| Interior Wall 1     | 2     | PLASTER      |                                 |    |             |
| Interior Wall 2     | 1     | DRYWALL      |                                 |    |             |
| Interior Floor 1    | 5     | LINO/VINYL   |                                 |    |             |
| Interior Floor 2    | 4     | CARPET       |                                 |    |             |
| Heating Fuel        | 2     | GAS          |                                 |    |             |
| Heating Type        | 1     | FORCED H/A   |                                 |    |             |
| AC Percent          | 0     |              |                                 |    |             |
| FBM Sqft            | 3552  |              |                                 |    |             |
| Bldg Use            | 954   | CHAR-FRATERN |                                 |    |             |
| Total Rooms         | 0     |              |                                 |    |             |
| Bedrooms            | 0     |              |                                 |    |             |
| Full Baths          | 1     |              |                                 |    |             |
| Half Baths          | 2     |              |                                 |    |             |
| Extra Fixtures      | 9     |              |                                 |    |             |
| #Heat Sys           | 1     |              |                                 |    |             |
| Frame               | 1     | WOOD         |                                 |    |             |
| Bath Style          | A     | AVERAGE      |                                 |    |             |
| Foundation          | 1     | CONCRETE     |                                 |    |             |
| Partitions          | T     | TYPICAL      |                                 |    |             |
| Wall Height         | 12.00 |              |                                 |    |             |
| FBM Quality         | 3.00  |              |                                 |    |             |
| Kitchens            | 1     |              |                                 |    |             |

| MIXED USE |              |            |
|-----------|--------------|------------|
| Code      | Description  | Percentage |
| 954       | CHAR-FRATERN | 100        |
|           |              | 0          |
|           |              | 0          |

| COST / MARKET VALUATION  |  |         |
|--------------------------|--|---------|
| RCN                      |  | 328,253 |
| Year Built               |  | 1959    |
| Effective Year Built     |  | 1983    |
| Depreciation Code        |  | AV      |
| Remodel Rating           |  |         |
| Year Remodeled           |  |         |
| Depreciation %           |  | 35      |
| Functional Obsol         |  | 10      |
| External Obsol           |  |         |
| Trend Factor             |  | 1       |
| Condition                |  |         |
| Condition %              |  |         |
| Percent Good             |  | 55      |
| Cns Sect Rcld            |  | 180,500 |
| 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 | % Good | Grade | Grade Adj | Appr. Value |
| 85                                                                 | PAVING      | L   | 17,000 | 1.61       | 1980   | AV       | 55     | A     | 1.00      | 15,100      |
| 81                                                                 | COOLER      | B   | 24     | 46.00      | 1983   | 00       | 55     | A     | 1.00      | 600         |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0           | 3,552      |          | 15.15     | 53,812         |  |
| CNP                               | CANOPY      | 0           | 81         |          | 3.74      | 303            |  |
| EPF                               | ENCL PORCH  | 0           | 150        |          | 22.74     | 3,411          |  |
| FFL                               | 1ST FLOOR   | 3,552       | 3,552      |          | 75.79     | 269,211        |  |
| STG                               | STORAGE     | 0           | 50         |          | 30.32     | 1,516          |  |
| Ttl Gross Liv / Lease Area        |             | 3,552       | 7,385      | 4,331    |           | 328,253        |  |

