

|                                 |  |                     |  |              |  |                                |  |
|---------------------------------|--|---------------------|--|--------------|--|--------------------------------|--|
| Property Location 17 RUFFINO RD |  | Map ID 44/ 27/ 2/ 1 |  | Bldg Name    |  | State Use 101                  |  |
| Vision ID 6651                  |  | Account # 6762      |  | Bldg # 1     |  | Print Date 11-04-2020 12:28:03 |  |
|                                 |  |                     |  | Sec # 1 of 1 |  | Card # 1 of 1                  |  |

| CURRENT OWNER                                                                              |  | TOPO TYPE                                                                        | UTILITY  | STREET  | LOCATION  | CURRENT ASSESSMENT                                              |      |           |          | 1006<br><br>EAST LONGMEADOW |         |
|--------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|----------|---------|-----------|-----------------------------------------------------------------|------|-----------|----------|-----------------------------|---------|
| GUINIPERO JASON J<br>GUINIPERO JENNIFER L<br>17 RUFFINO RD<br><br>EAST LONGMEADOW MA 01028 |  | TOPO WET                                                                         | EASEMENT | TRAFFIC | CORNER    | Description                                                     | Code | Appraised | Assessed |                             |         |
|                                                                                            |  |                                                                                  |          |         |           | RESIDNTL.                                                       | 101  | 432900    | 432,900  |                             |         |
|                                                                                            |  |                                                                                  |          |         |           | RES LAND                                                        | 101  | 137200    | 137,200  |                             |         |
|                                                                                            |  |                                                                                  |          |         |           | RESIDNTL.                                                       | 101  | 1300      | 1,300    |                             |         |
|                                                                                            |  | DRAINAGE                                                                         |          | VIEW    | COMMUNITY |                                                                 |      |           |          |                             |         |
|                                                                                            |  | SUPPLEMENTAL DATA                                                                |          |         |           |                                                                 |      |           |          |                             |         |
|                                                                                            |  | Alt Prcl ID<br>SP Permit HO:HO<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |          |         |           | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |      |           |          |                             |         |
| GIS ID F_385895_2840640                                                                    |  |                                                                                  |          |         |           | Total                                                           |      |           |          | 571,400                     | 571,400 |

| RECORD OF OWNERSHIP                                           |  | BK-VOL/PAGE | SALE DATE | Q/U        | V/I | SALE PRICE | VC      | PREVIOUS ASSESSMENTS (HISTORY) |      |        |          |      |        |          |      |        |          |
|---------------------------------------------------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|------|--------|----------|------|--------|----------|------|--------|----------|
| GUINIPERO JASON J<br>ROOSEVELT HILL LLC,<br>CROSS GERTRUDE W, |  | 17682       | 0543      | 03-05-2009 | U   | V          | 147,500 | 1                              | Year | Code   | Assessed | Year | Code   | Assessed | Year | Code   | Assessed |
|                                                               |  | 14240       | 0169      | 06-01-2004 | U   | I          | 305,000 |                                | 2020 | 101    | 419,600  | 2019 | 101    | 408,300  | 2018 | 101    | 419,900  |
|                                                               |  | 0000        | 0000      |            | U   |            | 0       |                                |      | 101    | 137,200  |      | 101    | 133,200  |      | 101    | 133,200  |
|                                                               |  |             |           |            |     |            |         |                                |      | 101    | 1,300    |      | 101    | 1,300    |      | 101    | 1,300    |
|                                                               |  | Total       |           |            |     |            |         | Total                          |      | 558100 | Total    |      | 542800 | Total    |      | 554400 |          |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |      |        | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |          |
|------------|------|-------------|--------|-------------------|-------------|------|--------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|----------|
| Year       | Code | Description | Amount | Code              | Description | YEAR | Amount |                                                                     |                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  | Comm Int |
|            |      |             |        |                   |             |      |        |                                                                     | <b>APPRAISED VALUE SUMMARY</b><br>Appraised BLDG. Value (Card) 432,900<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 1,300<br>Appraised Land Value (Bldg) 137,200<br>Special Land Value 0<br>Total Appraised Parcel Value 571,400<br>Valuation Method C<br>Adjustment<br>Net Total Appraised Parcel Value 571,400 |  |  |  |  |  |  |  |  |          |
| Total      |      | 0.00        |        |                   |             |      |        |                                                                     |                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |          |

| ASSESSING NEIGHBORHOOD |  |           |  |   |  |         |  |       |  |
|------------------------|--|-----------|--|---|--|---------|--|-------|--|
| Nbhd                   |  | Nbhd Name |  | B |  | Tracing |  | Batch |  |
| 0001                   |  |           |  |   |  | 101     |  | NV    |  |

| NOTES                   |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|
| SUB DIV 983-SUB DIV 994 |  |  |  |  |  |  |  |  |  |

| 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 |  |
| 201400886              | 04-08-2014 | 10   | SHED        | 5,000   | 05-23-2014 | 100    | 05-23-2014 | 12X20          | 05-23-2014 |                        |    | 317 | 15 | PERMIT VISIT   |  |
| 221                    | 08-02-2011 | 2    | DWELLING    | 330,000 |            |        |            | APPEARS OCCUPI | 07-06-2012 |                        |    | 400 | 25 | OC VISIT       |  |
|                        |            |      |             |         |            |        |            |                | 06-22-2012 |                        |    | 317 | 3  | MEAS+INSPCTD   |  |
|                        |            |      |             |         |            |        |            |                | 06-22-2012 |                        |    | 317 | 15 | PERMIT VISIT   |  |
|                        |            |      |             |         |            |        |            |                | 04-27-2012 |                        |    | 317 | 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     | RAA  |   |        |       | 40,000     | SF         | 2.39                           | 1.400 | 9     | LAND    | 1.00    | NV  | 1.00  |                  | 0 |  | 1.000  | 3.35          | 134,000    |  |         |
| 1                           | 101    | ONE FAM     | RAA  |   |        |       | 0.450      | AC         | 7,000                          | 1.000 | 0     |         | 1.00    | NV  | 1.00  |                  | 0 |  | 1.000  | 7,000         | 3,200      |  |         |
| Total Card Land Units       |        |             |      |   |        |       | 1.368      | AC         | Parcel Total Land Area: 1.3683 |       |       |         |         |     |       | Total Land Value |   |  |        |               |            |  | 137,200 |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|---------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description   | Element                         | Cd          | Description |
| Style               | 05   | CAPE          | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL   | Bsmt Garage                     |             |             |
| Grade               | B    | GOOD          | #Heat Sys                       | 1.00        |             |
| Stories             | 1.50 | 1 1/2 STORIES | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE      | <b>MIXED USE</b>                |             |             |
| Exterior Wall 1     | 4    | VINYL         | Code                            | Description | Percentage  |
| Exterior Wall 2     | 9    | STONE         | 101                             | ONE FAM     | 100         |
| Roof Structure      | 1    | GABLE         |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH    |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL       | <b>COST / MARKET VALUATION</b>  |             |             |
| Interior Wall 2     |      |               | Adj Base Rate                   |             | 70.36       |
| Interior Floor 1    | 3    | HARDWOOD      | RCN                             |             | 460,577     |
| Interior Floor 2    | 6    | CERAMIC TL    | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS           | Year Built                      |             | 2011        |
| Heat Type           | 1    | FORCED H/A    | Effective Year Built            |             | 2012        |
| AC Type             | 03   | FULL          | Depreciation Code               |             | GD          |
| Bedrooms            | 4    |               | Remodel Rating                  |             |             |
| Full Baths          | 3    |               | Year Remodeled                  |             |             |
| Half Baths          | 1    |               | Depreciation %                  |             | 6           |
| Extra Fixtures      | 3    |               | Functional Obsol                |             |             |
| Total Rooms         | 7    |               | External Obsol                  |             |             |
| Bath Style          | V    | VERY GOOD     | Cost Trend Factor               |             | 1           |
| Half Bath Style     | G    | GOOD          | Condition                       |             |             |
| Kitchens            | 1    |               | % Complete                      |             |             |
| Kitchen Style       | G    | GOOD          | Overall % Condition             |             | 94          |
| Extra Kitchens      | 0    |               | RCNLD                           |             | 432,900     |
| Extra Kitchen St    |      |               | Dep % Ovr                       |             |             |
| FBM Sqft            |      |               | Dep Ovr Comment                 |             |             |
| FBM Quality         |      |               | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |               | Misc Imp Ovr Comment            |             |             |
| WS Flues            |      |               | Cost to Cure Ovr                |             |             |
| Central Vac         | 0    | NO            | Cost to Cure Ovr Comment        |             |             |
| Frame               | 1    | WOOD          |                                 |             |             |

| 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   | 240   | 7.48       | 2013   | 70 | 0.00 | GD   | A   | 1.00 | 1,300      |

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea                    | Description      | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|------------------|--------|-------|----------|-----------|----------------|
| BMT                        | BASEMENT         | 0      | 2,981 |          | 20.15     | 60,066         |
| BNT                        | BSMT ENTRY       | 0      | 36    |          | 5.60      | 202            |
| CFL                        | CATHEDRAL CE     | 896    | 896   |          | 103.82    | 93,022         |
| FFL                        | 1ST FLOOR        | 1,737  | 1,737 |          | 100.78    | 175,060        |
| GAR                        | GARAGE           | 0      | 576   |          | 40.24     | 23,180         |
| HST                        | HALF STORY       | 71     | 142   |          | 50.39     | 7,156          |
| OFP                        | OPEN PORCH       | 0      | 348   |          | 10.14     | 3,527          |
| PAT                        | PATIO            | 0      | 345   |          | 4.97      | 1,713          |
| SFL                        | 2ND FLOOR        | 576    | 576   |          | 100.78    | 58,051         |
| UHS                        | UNFIN HALF STORY | 0      | 1,277 |          | 30.23     | 38,600         |
| Ttl Gross Liv / Lease Area |                  | 3,280  | 8,914 | 4,570    |           | 460,577        |

