

Property Location 103 EVERGREEN DR  
Vision ID 5713 Account # 5795

Map ID 84/ 16/ 17/ /  
Bldg # 1

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

State Use 101  
Print Date 11/8/2021 3:00:06 PM

| CURRENT OWNER                                                                                                                           |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |                                  | 1006<br>EAST LONGMEADOW |          |         |         |                |          |                  |   |        |               |            |         |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|----------------------------------|-------------------------|----------|---------|---------|----------------|----------|------------------|---|--------|---------------|------------|---------|
| VANNUCCI RICHARD J<br><br>103 EVERGREEN DR<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_392271_2856963                               |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed                         |                         |          |         |         |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 294200                                                              | 294,200                          |                         |          |         |         |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 120700                                                              | 120,700                          |                         |          |         |         |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 800                                                                 | 800                              |                         |          |         |         |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |                                  |                         |          |         |         |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |                                  |                         |          |         |         |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            | 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# |            |                                                                     |                                  |                         |          |         |         |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             | Total                                                           |            |                                                                     |                                  | 415,700                 | 415,700  |         |         |                |          |                  |   |        |               |            |         |
| RECORD OF OWNERSHIP                                                                                                                     |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                  |                         |          |         |         |                |          |                  |   |        |               |            |         |
| VANNUCCI RICHARD J<br>GALBRAITH EDWARD ROBERT ,<br>GALBRAITH EDWARD ROBERT +,<br>WOISHNIS PAUL F + WENDY M<br>WARD JOSEPH E + D SMITH E |            | 13989                                                                      | 0472              | 03-02-2004 | U           | I                                                               | 280,000    | 1                                                                   | Year                             | Code                    | Assessed | Year    | Code    | Assessed       |          |                  |   |        |               |            |         |
|                                                                                                                                         |            | 11697                                                                      | 0224              | 06-15-2001 | U           | I                                                               | 1          |                                                                     | 2021                             | 101                     | 281,800  | 2020    | 101     | 266,900        |          |                  |   |        |               |            |         |
|                                                                                                                                         |            | 09538                                                                      | 0050              | 06-28-1996 | U           | I                                                               | 225,000    |                                                                     |                                  | 101                     | 111,600  |         | 101     | 108,900        |          |                  |   |        |               |            |         |
|                                                                                                                                         |            | 08285                                                                      | 0404              | 12-22-1992 | U           | V                                                               | 65,000     |                                                                     |                                  | 101                     | 800      |         | 101     | 800            |          |                  |   |        |               |            |         |
|                                                                                                                                         |            | 00000                                                                      | 0000              |            | U           | 0                                                               |            | Total                                                               | 394,200                          | Total                   | 379,300  | Total   | 369,200 |                |          |                  |   |        |               |            |         |
| EXEMPTIONS                                                                                                                              |            |                                                                            | OTHER ASSESSMENTS |            |             |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                                  |                         |          |         |         |                |          |                  |   |        |               |            |         |
| Year                                                                                                                                    | Code       | Description                                                                | Amount            | Code       | Description | YEAR                                                            | Amount     |                                                                     |                                  |                         |          |         |         |                | Comm Int |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | APPRAISED VALUE SUMMARY          |                         |          |         |         |                |          |                  |   |        |               |            |         |
| Total                                                                                                                                   |            |                                                                            | 0.00              |            |             |                                                                 |            | Appraised BLDG. Value (Card)                                        |                                  |                         |          | 294,200 |         |                |          |                  |   |        |               |            |         |
| Nbhd                                                                                                                                    |            |                                                                            | Nbhd Name         | B          | Tracing     |                                                                 | Batch      | Appraised Xf (B) Value (Bldg)                                       |                                  |                         |          | 0       |         |                |          |                  |   |        |               |            |         |
| 0001                                                                                                                                    |            |                                                                            |                   |            | 101         |                                                                 | NG         | Appraised Ob (B) Value (Bldg)                                       |                                  |                         |          | 800     |         |                |          |                  |   |        |               |            |         |
| NOTES                                                                                                                                   |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | Appraised Land Value (Bldg)      |                         |          |         | 120,700 |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | Special Land Value               |                         |          |         | 0       |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | Total Appraised Parcel Value     |                         |          |         | 415,700 |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | Valuation Method                 |                         |          |         | C       |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | Adjustment                       |                         |          |         |         |                |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | Net Total Appraised Parcel Value |                         |          |         | 415,700 |                |          |                  |   |        |               |            |         |
| 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 |          |                  |   |        |               |            |         |
| 346                                                                                                                                     | 12-01-1992 | MN                                                                         | Manual Note       | 110,000    |             |                                                                 |            | DWELLING                                                            | 01-10-2014                       |                         |          | 317     | 3       | MEAS+INSPCTD   |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 09-21-2010                       |                         |          | 311     | 2       | MEASURED       |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 09-21-2005                       |                         |          | 311     | 1       | LEFT NOTICE    |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 01-18-2000                       |                         |          | 250     | 22      | MAILER SENT    |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 12-09-1999                       |                         |          | 247     | 2       | MEASURED       |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 02-24-1995                       |                         |          | 107     | 15      | PERMIT VISIT   |          |                  |   |        |               |            |         |
|                                                                                                                                         |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 04-06-1994                       |                         |          | 107     | 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                                                                    | RA                |            |             |                                                                 | 25,200 SF  | 3.86                                                                | 1.240                            | 8                       | LAND     | 1.00    | NG      | 1.00           |          |                  | 0 |        | 1.000         | 4.79       | 120,700 |
| Total Card Land Units                                                                                                                   |            |                                                                            |                   |            |             |                                                                 | 0.58       | AC                                                                  | Parcel Total Land Area: 0.58     |                         |          |         |         |                |          | Total Land Value |   |        |               |            | 120,700 |

| CONSTRUCTION DETAIL |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|-----|-------------|---------------------------------|-------------|-------------|
| Element             | Cd  | Description | Element                         | Cd          | Description |
| Style               | 06  | COLONIAL    | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01  | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | B-  | GOOD (-)    | #Heat Sys                       | 1.00        |             |
| Stories             | 2.5 |             | Units                           | 1           |             |
| Foundation          | 1   | CONCRETE    | <b>MIXED USE</b>                |             |             |
| Exterior Wall 1     | 2   | CLAPBOARD   | Code                            | Description | Percentage  |
| Exterior Wall 2     |     |             | 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                   |             | 90.84       |
| Interior Floor 1    | 3   | HARDWOOD    | RCN                             |             | 346,081     |
| Interior Floor 2    | 4   | CARPET      | Net Other Adj                   |             |             |
| Heat Fuel           | 2   | GAS         | Year Built                      |             | 1993        |
| Heat Type           | 3   | FORCED H/W  | Effective Year Built            |             | 2003        |
| AC Type             | 01  | NONE        | Depreciation Code               |             | GD          |
| Bedrooms            | 3   |             | Remodel Rating                  |             |             |
| Full Baths          | 2   |             | Year Remodeled                  |             |             |
| Half Baths          | 1   |             | Depreciation %                  |             | 15          |
| Extra Fixtures      | 1   |             | Functional Obsol                |             |             |
| Total Rooms         | 6   |             | External Obsol                  |             |             |
| Bath Style          | A   | AVERAGE     | Cost Trend Factor               |             | 1           |
| Half Bath Style     | A   | AVERAGE     | Condition                       |             |             |
| Kitchens            | 1   |             | % Complete                      |             |             |
| Kitchen Style       | A   | AVERAGE     | Overall % Condition             |             | 85          |
| Extra Kitchens      | 0   |             | RCNLD                           |             | 294,200     |
| Extra Kitchen St    |     |             | Dep % Ovr                       |             |             |
| FBM Sqft            | 456 |             | Dep Ovr Comment                 |             |             |
| FBM Quality         | 3   |             | 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   | 160   | 7.48       | 2013   | 70 | 0.00 | GD   | A   | 1.00 | 800        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
| BMT                               | BASEMENT    | 0      | 1,140 |          | 23.65     | 26,958         |
| FFL                               | 1ST FLOOR   | 1,153  | 1,153 |          | 118.24    | 136,328        |
| GAR                               | GARAGE      | 0      | 506   |          | 47.20     | 23,884         |
| SFL                               | 2ND FLOOR   | 1,120  | 1,120 |          | 118.24    | 132,426        |
| UAT                               | UNFIN ATTC  | 0      | 1,120 |          | 23.65     | 26,485         |
| Ttl Gross Liv / Lease Area        |             | 2,273  | 5,039 | 2,927    |           | 346,081        |

