

Property Location

31 HIGH PINE CR

Map ID

62/ 17/ 22/ /

Bldg Name

State Use

101

Vision ID

4777

Account #

4850

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:48:34

|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-------------|-------------------|-----------|------------|-------------|---------------------------------------------------------------------|------------|--------------------|-------|-----------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------|------|-------|----------|---------------|------------|----------|---------|---------|--|
| CURRENT OWNER                                                                                                                                   |            | TOPO TYPE   |             | UTILITY           |           | STREET     |             | LOCATION                                                            |            | CURRENT ASSESSMENT |       |           |          | <div>1006</div> <div>EAST LONGMEADOW</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |                  |      |       |          |               |            |          |         |         |  |
| <div>SENG NATALIA</div> <div>SINN RONNY</div> <div>31 HIGH PINE CR</div> <div>EAST LONGMEADOW MA 01028</div> <div>GIS ID F_389946_2851627</div> |            | TOPO WET    |             | EASEMENT          |           | TRAFFIC    |             | CORNER                                                              |            | Description        | Code  | Appraised | Assessed |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     |            | RESIDNTL.          | 101   | 375700    | 375,700  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
|                                                                                                                                                 |            | DRAINAGE    |             |                   |           | VIEW       |             | COMMUNITY                                                           |            | RES LAND           | 101   | 143100    | 143,100  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     |            | RESIDNTL.          | 101   | 14400     | 14,400   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     |            | Total              |       |           |          | 533,200                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       | 533,200          |      |       |          |               |            |          |         |         |  |
| RECORD OF OWNERSHIP                                                                                                                             |            | BK-VOL/PAGE |             | SALE DATE         |           | Q/U        |             | V/I                                                                 |            | SALE PRICE         |       | VC        |          | PREVIOUS ASSESSMENTS (HISTORY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |       |                  |      |       |          |               |            |          |         |         |  |
| <div>SENG NATALIA</div> <div>RYAN DONALD C</div> <div>PETERSON JON A +,</div>                                                                   |            | 23428       |             | 0249              |           | 09-18-2020 |             | Q I                                                                 |            | 489,900            |       | 00        |          | Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Code  | Assessed         | Year | Code  | Assessed | Year          | Code       | Assessed |         |         |  |
|                                                                                                                                                 |            | 13330       |             | 0077              |           | 06-25-2003 |             | U I                                                                 |            | 468,000            |       |           |          | 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 101   | 339,500          | 2021 | 101   | 325,600  | 2020          | 101        | 316,800  |         |         |  |
|                                                                                                                                                 |            | 05743       |             | 0313              |           | 01-07-1985 |             | U I                                                                 |            | 35,000             |       | 1         |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 101   | 129,100          |      | 101   | 119,500  |               | 101        | 119,500  |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 101   | 14,400           |      | 101   | 14,400   |               | 101        | 14,400   |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     |            |                    |       |           |          | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |       | 483,000          |      | Total |          | 459,500       |            | Total    |         | 450,700 |  |
| EXEMPTIONS                                                                                                                                      |            |             |             | OTHER ASSESSMENTS |           |            |             | This signature acknowledges a visit by a Data Collector or Assessor |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
| Year                                                                                                                                            | Code       | Description |             | Amount            |           | Code       | Description |                                                                     | YEAR       | Amount             |       | Comm Int  |          | <div>APPRAISED VALUE SUMMARY</div> <div>Appraised BLDG. Value (Card)</div> <div>375,700</div> <div>Appraised Xf (B) Value (Bldg)</div> <div>0</div> <div>Appraised Ob (B) Value (Bldg)</div> <div>14,400</div> <div>Appraised Land Value (Bldg)</div> <div>143,100</div> <div>Special Land Value</div> <div>0</div> <div>Total Appraised Parcel Value</div> <div>533,200</div> <div>Valuation Method</div> <div>C</div> <div>Adjustment</div> <div></div> <div>Net Total Appraised Parcel Value</div> <div>533,200</div> |       |                  |      |       |          |               |            |          |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
| Total                                                                                                                                           |            | 0.00        |             |                   |           |            |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
| ASSESSING NEIGHBORHOOD                                                                                                                          |            |             |             |                   |           |            |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
| Nbhd                                                                                                                                            |            | Nbhd Name   |             | Tracing           |           | Batch      |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
| 0001                                                                                                                                            |            |             |             | 101               |           | NG         |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
| NOTES                                                                                                                                           |            |             |             |                   |           |            |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
| BUILDING PERMIT RECORD                                                                                                                          |            |             |             |                   |           |            |             |                                                                     |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |                  |      |       |          |               |            |          |         |         |  |
| Permit Id                                                                                                                                       | Issue Date | Type        | Description | Amount            | Insp Date | % Comp     | Date Comp   | Comments                                                            | Date       | Type               | Is    | Id        | Cd       | Purpose/Result                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |       |                  |      |       |          |               |            |          |         |         |  |
| 201702546                                                                                                                                       | 09-22-2017 | 91          | INSULATION  | 3,310             |           | 0          |             | GAZEBO<br>POOL HSE<br>POOL<br>SFR                                   | 06-26-2018 |                    |       | 333       | 3        | MEAS+INSPCTD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |                  |      |       |          |               |            |          |         |         |  |
| 248                                                                                                                                             | 12-02-1997 | 1           | PORCH       | 16,700            |           |            |             |                                                                     | 01-18-2005 |                    |       | 311       | 3        | MEAS+INSPCTD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |                  |      |       |          |               |            |          |         |         |  |
| 55                                                                                                                                              | 01-01-1986 | MN          | Manual Note |                   |           |            |             |                                                                     | 10-01-2001 |                    |       | 250       | 22       | MAILER SENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                  |      |       |          |               |            |          |         |         |  |
| 73                                                                                                                                              | 01-01-1985 | MN          | Manual Note |                   |           |            |             |                                                                     | 08-10-2000 |                    |       | 247       | 2        | MEASURED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |                  |      |       |          |               |            |          |         |         |  |
| 2                                                                                                                                               | 01-01-1985 | MN          | Manual Note |                   |           |            |             |                                                                     | 03-18-1999 |                    |       | 200       | 15       | PERMIT VISIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |                  |      |       |          |               |            |          |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     | 01-19-1998 |                    |       | 200       | 15       | PERMIT VISIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |                  |      |       |          |               |            |          |         |         |  |
|                                                                                                                                                 |            |             |             |                   |           |            |             |                                                                     | 06-04-1992 |                    |       | 131       | 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          |                   |           |            | 40,000 SF   | 2.84                                                                | 1.250      | 8                  | LAND  | 1.00      | NG       | 1.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |                  | 0    |       | 1.000    | 3.55          | 142,000    |          |         |         |  |
| 1                                                                                                                                               | 101        | ONE FAM     | RA          |                   |           |            | 0.150 AC    | 7,000.00                                                            | 1.000      | 0                  |       | 1.00      | NG       | 1.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |                  | 0    |       | 1.000    | 7,000         | 1,100      |          |         |         |  |
| Total Card Land Units                                                                                                                           |            |             |             |                   |           |            | 1.07 AC     | Parcel Total Land Area:                                             |            |                    |       |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.07  | Total Land Value |      |       |          |               |            |          | 143,100 |         |  |

| 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             | 2.00 | 2 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 2    | CLAPBOARD   | Code                            | Description | Percentage  |
| Exterior Wall 2     | 8    | BRICK VENR  | 101                             | ONE FAM     | 100         |
| Roof Structure      | 2    | HIP         |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     | COST / MARKET VALUATION         |             |             |
| Interior Wall 2     |      |             | Adj Base Rate                   |             | 88.25       |
| Interior Floor 1    | 4    | CARPET      | RCN                             |             | 475,554     |
| Interior Floor 2    | 10   | PARQUET     | Net Other Adj                   |             |             |
| Heat Fuel           | 1    | OIL         | Year Built                      |             | 1985        |
| Heat Type           | 1    | FORCED H/A  | Effective Year Built            |             | 2000        |
| AC Type             | 03   | FULL        | Depreciation Code               |             | GD          |
| Bedrooms            | 4    |             | Remodel Rating                  |             |             |
| Full Baths          | 2    |             | Year Remodeled                  |             |             |
| Half Baths          | 1    |             | Depreciation %                  |             | 21          |
| Extra Fixtures      | 3    |             | Functional Obsol                |             |             |
| Total Rooms         | 9    |             | External Obsol                  |             |             |
| Bath Style          | G    | GOOD        | Cost Trend Factor               |             | 1           |
| Half Bath Style     | G    | GOOD        | Condition                       |             |             |
| Kitchens            | 1    |             | % Complete                      |             |             |
| Kitchen Style       | G    | GOOD        | Overall % Condition             |             | 79          |
| Extra Kitchens      | 0    |             | RCNLD                           |             | 375,700     |
| Extra Kitchen St    |      |             | Dep % Ovr                       |             |             |
| FBM Sqft            | 332  |             | Dep Ovr Comment                 |             |             |
| FBM Quality         | 1    |             | Misc Imp Ovr                    |             |             |
| Fireplaces          | 2    |             | Misc Imp Ovr Comment            |             |             |
| WS Flues            |      |             | Cost to Cure Ovr                |             |             |
| Central Vac         | 1    | YES         | 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 |
| 11                                                                 | POOL I-V    | OB | Outbuildi | L   | 512   | 29.00      | 1986   | 50 | 0.00 | FR   | A   | 1.00 | 7,400      |
| 23                                                                 | POOL HSE    |    |           | L   | 216   | 36.80      | 1986   | 70 | 0.00 | GD   | G   | 1.25 | 7,000      |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 1,637 |          | 24.63     | 40,318         |  |
| FFL                               | 1ST FLOOR   | 1,637  | 1,637 |          | 123.30    | 201,836        |  |
| GAR                               | GARAGE      | 0      | 576   |          | 49.23     | 28,358         |  |
| HST                               | HALF STORY  | 288    | 576   |          | 61.65     | 35,509         |  |
| OFP                               | OPEN PORCH  | 0      | 277   |          | 12.46     | 3,452          |  |
| SFL                               | 2ND FLOOR   | 1,330  | 1,330 |          | 123.30    | 163,984        |  |
| WDK                               | WOOD DECK   | 0      | 84    |          | 24.95     | 2,096          |  |
| Ttl Gross Liv / Lease Area        |             | 3,255  | 6,117 |          |           | 475,554        |  |

