

Property Location

57 ALPINE AV

Map ID

15A/ 92/ C/ /

Bldg Name

State Use

101

Vision ID

543

Account #

556

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:33:26

|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
|---------------------------------------------------------------------------------------|------------|-------------------|-------------|------------------------------------------------------------------|-----------|---------------------------------------------------|-------------|---------------------------------------------------------------------|------------------------------|--------------------|-------|-----------|----------|--------------------------------------------|-------|------------------|---|----------------------------------|---------------|------------|---------|-------|--|----------|--|
| CURRENT OWNER                                                                         |            | TOPO TYPE         |             | UTILITY                                                          |           | STREET                                            |             | LOCATION                                                            |                              | CURRENT ASSESSMENT |       |           |          | <div>1006</div> <div>EAST LONGMEADOW</div> |       |                  |   |                                  |               |            |         |       |  |          |  |
| FRAPPIER PAUL JR<br>FRAPPIER LYNNE E<br>57 ALPINE AVE<br><br>EAST LONGMEADOW MA 01028 |            | TOPO WET          |             | EASEMENT                                                         |           | TRAFFIC                                           |             | CORNER                                                              |                              | Description        | Code  | Appraised | Assessed |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              | RESIDNTL.          | 101   | 186800    | 186,800  |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            | DRAINAGE          |             |                                                                  |           | VIEW                                              |             | COMMUNITY                                                           |                              | RES LAND           | 101   | 100900    | 100,900  |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              | RESIDNTL.          | 101   | 2100      | 2,100    |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            | SUPPLEMENTAL DATA |             |                                                                  |           |                                                   |             |                                                                     |                              | Total              |       |           |          | 289,800                                    |       | 289,800          |   |                                  |               |            |         |       |  |          |  |
| GIS ID F_378652_2852323                                                               |            | Mailed            |             | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY |           | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10 |             | Assoc Pid#                                                          |                              |                    |       |           |          |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
| RECORD OF OWNERSHIP                                                                   |            | BK-VOL/PAGE       |             | SALE DATE                                                        |           | Q/U                                               |             | V/I                                                                 |                              | SALE PRICE         |       | VC        |          | PREVIOUS ASSESSMENTS (HISTORY)             |       |                  |   |                                  |               |            |         |       |  |          |  |
| FRAPPIER PAUL JR<br>MAYNARD MARK J<br>MAYBURY JOHN F                                  |            | 07592             |             | 0143                                                             |           | 11-21-1990                                        |             | U                                                                   |                              | I                  |       | 122,150   |          | Year                                       |       | Code             |   | Assessed                         |               | Year       |         | Code  |  | Assessed |  |
|                                                                                       |            | 07525             |             | 0156                                                             |           | 08-15-1990                                        |             | U                                                                   |                              | V                  |       | 42,000    |          | 2022                                       |       | 101              |   | 168,100                          |               | 2021       |         | 101   |  | 161,100  |  |
|                                                                                       |            | 00000             |             | 0000                                                             |           |                                                   |             | U                                                                   |                              |                    |       | 0         |          |                                            |       | 101              |   | 91,800                           |               |            |         | 101   |  | 84,900   |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       | 101              |   | 2,100                            |               |            |         | 101   |  | 2,100    |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          | Total                                      |       | 262,000          |   | Total                            |               | 248,100    |         | Total |  | 241,700  |  |
| EXEMPTIONS                                                                            |            |                   |             | OTHER ASSESSMENTS                                                |           |                                                   |             | This signature acknowledges a visit by a Data Collector or Assessor |                              |                    |       |           |          |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
| Year                                                                                  | Code       | Description       |             | Amount                                                           |           | Code                                              | Description |                                                                     | YEAR                         | Amount             |       | Comm Int  |          |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            | Total             |             | 3,200.00                                                         |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   |                                  |               |            |         |       |  |          |  |
| ASSESSING NEIGHBORHOOD                                                                |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   | APPRAISED VALUE SUMMARY          |               |            |         |       |  |          |  |
| Nbhd                                                                                  |            | Nbhd Name         |             |                                                                  |           | Tracing                                           |             |                                                                     |                              | Batch              |       |           |          | Appraised BLDG. Value (Card)               |       |                  |   |                                  |               | 186,800    |         |       |  |          |  |
| 0001                                                                                  |            |                   |             |                                                                  |           | 101                                               |             |                                                                     |                              | MA                 |       |           |          | Appraised Xf (B) Value (Bldg)              |       |                  |   |                                  |               | 0          |         |       |  |          |  |
| NOTES                                                                                 |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   | Appraised Ob (B) Value (Bldg)    |               |            |         |       |  | 2,100    |  |
| SUB DIV #650                                                                          |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   | Appraised Land Value (Bldg)      |               |            |         |       |  | 100,900  |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   | Special Land Value               |               |            |         |       |  | 0        |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   | Total Appraised Parcel Value     |               |            |         |       |  | 289,800  |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   | Valuation Method                 |               |            |         |       |  | C        |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   | Adjustment                       |               |            |         |       |  |          |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     |                              |                    |       |           |          |                                            |       |                  |   | Net Total Appraised Parcel Value |               |            |         |       |  | 289,800  |  |
| 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                             |       |                  |   |                                  |               |            |         |       |  |          |  |
| 201402033                                                                             | 08-21-2014 | 10                | SHED        | 6,000                                                            |           | 100                                               |             | 14 X 28                                                             | 03-19-2015                   |                    |       | 317       | 15       | PERMIT VISIT                               |       |                  |   |                                  |               |            |         |       |  |          |  |
| 107                                                                                   | 05-01-1994 | MN                | Manual Note | 1,255                                                            |           |                                                   |             | SHED                                                                | 04-21-2004                   |                    |       | 317       | 14       | INSPECTED                                  |       |                  |   |                                  |               |            |         |       |  |          |  |
| 67                                                                                    | 03-01-1991 | MN                | Manual Note | 700                                                              |           |                                                   |             | DECK                                                                | 04-02-2004                   |                    |       | 250       | 22       | MAILER SENT                                |       |                  |   |                                  |               |            |         |       |  |          |  |
| 166                                                                                   | 07-01-1990 | MN                | Manual Note | 52,000                                                           |           |                                                   |             | SFR                                                                 | 03-18-2004                   |                    |       | 311       | 2        | MEASURED                                   |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     | 01-17-1995                   |                    |       | 107       | 15       | PERMIT VISIT                               |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     | 04-09-1992                   |                    |       | 131       | 3        | MEAS+INSPCTD                               |       |                  |   |                                  |               |            |         |       |  |          |  |
|                                                                                       |            |                   |             |                                                                  |           |                                                   |             |                                                                     | 04-01-1992                   |                    |       | 107       | 22       | MAILER SENT                                |       |                  |   |                                  |               |            |         |       |  |          |  |
| 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           | RC          |                                                                  |           |                                                   | 10,500 SF   | 9.61                                                                | 1.000                        | 5                  | LAND  | 1.00      | MA       | 1.00                                       |       |                  | 0 |                                  | 1.000         | 9.61       | 100,900 |       |  |          |  |
| Total Card Land Units                                                                 |            |                   |             |                                                                  |           |                                                   | 0.24        | AC                                                                  | Parcel Total Land Area: 0.24 |                    |       |           |          |                                            |       | Total Land Value |   |                                  |               |            | 100,900 |       |  |          |  |

Property Location 57 ALPINE AV  
 Vision ID 543

Account # 556

Map ID 15A/ 92/ C / /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 101  
 Print Date 12/12/2022 12:33:26

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|---------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description   | Element                         | Cd          | Description |
| Style               | 05   | CAPE          | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL   | Bsmt Garage                     |             |             |
| Grade               | C    | AVERAGE       | #Heat Sys                       | 1.00        |             |
| Stories             | 1.75 | 1 3/4 STORIES | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE      | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL         | Code                            | Description |             |
| Exterior Wall 2     |      |               | 101                             | ONE FAM     |             |
| Roof Structure      | 1    | GABLE         |                                 | 100         |             |
| Roof Cover          | 1    | ASPHALT SH    |                                 | 0           |             |
| Interior Wall 1     | 1    | DRYWALL       |                                 | 0           |             |
| Interior Wall 2     |      |               | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 4    | CARPET        | Adj Base Rate                   | 116.27      |             |
| Interior Floor 2    |      |               | RCN                             | 227,811     |             |
| Heat Fuel           | 2    | GAS           | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A    | Year Built                      | 1990        |             |
| AC Type             | 03   | FULL          | Effective Year Built            | 2003        |             |
| Bedrooms            | 2    |               | Depreciation Code               | GD          |             |
| Full Baths          | 1    |               | Remodel Rating                  |             |             |
| Half Baths          | 1    |               | Year Remodeled                  |             |             |
| Extra Fixtures      | 1    |               | Depreciation %                  | 18          |             |
| Total Rooms         | 6    |               | Functional Obsol                |             |             |
| Bath Style          | A    | AVERAGE       | External Obsol                  |             |             |
| Half Bath Style     | A    | AVERAGE       | Cost Trend Factor               | 1           |             |
| Kitchens            | 1    |               | Condition                       |             |             |
| Kitchen Style       | A    | AVERAGE       | % Complete                      |             |             |
| Extra Kitchens      | 0    |               | Overall % Condition             | 82          |             |
| Extra Kitchen St    |      |               | RCNLD                           | 186,800     |             |
| FBM Sqft            |      |               | Dep % Ovr                       |             |             |
| FBM Quality         |      |               | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |               | Misc Imp Ovr                    |             |             |
| WS Flues            |      |               | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 1    | YES           | Cost to Cure Ovr                |             |             |
| Frame               | 1    | WOOD          | Cost to Cure Ovr Comment        |             |             |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |    |          |     |       |            |        |    |      |      |     |      |            |
|--------------------------------------------------------------------|-------------|----|----------|-----|-------|------------|--------|----|------|------|-----|------|------------|
| Code                                                               | Description | Su | Sub Type | Lan | Units | Unit Price | Yr Blt | %  | Dep. | Cond | Gra | Qual | Apprais Va |
| 02                                                                 | SHED/FR     |    |          | L   | 392   | 7.48       | 2014   | 70 | 0.00 | GD   | A   | 1.00 | 2,100      |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 864   |          | 26.47     | 22,874         |  |
| FFL                               | 1ST FLOOR   | 864    | 864   |          | 132.22    | 114,236        |  |
| TQS                               | 3/4 STORY   | 648    | 864   |          | 99.16     | 85,677         |  |
| WDK                               | WOOD DECK   | 0      | 188   |          | 26.72     | 5,024          |  |
| Ttl Gross Liv / Lease Area        |             | 1,512  | 2,780 |          |           | 227,811        |  |

