

Property Location

271 MAPLESHADE AV

Map ID

36/ 53/ 1/ /

Bldg Name

State Use

101

Vision ID

2980

Account #

3030

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:28:18

|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  |                               |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|----------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|-------------------|--|-----------------------------------------------------------------|--|-----------|--|--------------------|--|---------------------------------------------------------------------|--|--------------------------------|--|-----------------|--|-------------------------------|--|----------|--|---------|--|---------|--|------------------|--|----------------|--|-------|--|-----------------|--|--------|--|---------------|--|------------|--|
| CURRENT OWNER                                                                                                              |  | TOPO TYPE                                                                  |  | UTILITY           |  | STREET                                                          |  | LOCATION  |  | CURRENT ASSESSMENT |  |                                                                     |  |                                |  |                 |  | 1006<br>EAST LONGMEADOW       |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| MERCADANTE MARIO V<br>BRITTLE ELLEN B<br>271 MAPLESHADE AVE<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_384110_2853292 |  | TOPO WET                                                                   |  | EASEMENT          |  | TRAFFIC                                                         |  | CORNER    |  | Description        |  | Code                                                                |  | Appraised                      |  | Assessed        |  |                               |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  | RESIDENTL.         |  | 101                                                                 |  | 170000                         |  | 170,000         |  |                               |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  | DRAINAGE                                                                   |  |                   |  | VIEW                                                            |  | COMMUNITY |  | RES LAND           |  | 101                                                                 |  | 101900                         |  | 101,900         |  |                               |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  |                               |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  | 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              |  |                                                                     |  |                                |  |                 |  | 271,900                       |  | 271,900  |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| RECORD OF OWNERSHIP                                                                                                        |  | BK-VOL/PAGE                                                                |  | SALE DATE         |  | Q/U                                                             |  | V/I       |  | SALE PRICE         |  | VC                                                                  |  | PREVIOUS ASSESSMENTS (HISTORY) |  |                 |  |                               |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| MERCADANTE MARIO V<br>FEDERAL NATL MORTGAGE ASS<br>KEANE JOHN R +<br>GORONWY                                               |  | 09333                                                                      |  | 0045              |  | 12-08-1995                                                      |  | U         |  | I                  |  | 96,000                                                              |  | 1S                             |  | Year            |  | Code                          |  | Assessed |  | Year    |  | Code    |  | Assessed         |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  | 09136                                                                      |  | 0184              |  | 05-10-1995                                                      |  | U         |  | I                  |  | 97,764                                                              |  | 1L                             |  | 2023            |  | 101                           |  | 156,000  |  | 2022    |  | 101     |  | 140,200          |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  | 06413                                                                      |  | 0161              |  | 03-12-1987                                                      |  | U         |  | I                  |  | 108,000                                                             |  |                                |  | 101             |  | 92,600                        |  | 2021     |  | 101     |  | 134,400 |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  | PR01                                                                       |  | 4475              |  | 03-06-1981                                                      |  | U         |  | I                  |  | 0                                                                   |  |                                |  |                 |  |                               |  | 2021     |  | 101     |  | 78,000  |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  | Total           |  | 248,600                       |  | Total    |  | 224,500 |  | Total   |  | 212,400          |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| 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             |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  |                               |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| ASSESSING NEIGHBORHOOD                                                                                                     |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | APPRaised VALUE SUMMARY       |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| Nbhd                                                                                                                       |  | Nbhd Name                                                                  |  | Tracing           |  | Batch                                                           |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | Appraised BLDG. Value (Card)  |  |          |  |         |  | 170,000 |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| 0001                                                                                                                       |  |                                                                            |  | 101               |  | MA                                                              |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | Appraised Xf (B) Value (Bldg) |  |          |  |         |  | 0       |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| NOTES                                                                                                                      |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | Appraised Ob (B) Value (Bldg) |  |          |  |         |  | 0       |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| B-23-323 COMP 8/21/23                                                                                                      |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | Appraised Land Value (Bldg)   |  |          |  |         |  | 101,900 |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | Special Land Value            |  |          |  |         |  | 0       |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | Total Appraised Parcel Value  |  |          |  |         |  | 271,900 |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | Valuation Method              |  |          |  |         |  | C       |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | Adjustment                    |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| Net Total Appraised Parcel Value                                                                                           |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | 271,900                       |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| 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 |  |       |  |                 |  |        |  |               |  |            |  |
| B-23-323                                                                                                                   |  | 05-04-2023                                                                 |  | 42                |  | REPAIRS                                                         |  | 81,342    |  |                    |  | 0                                                                   |  |                                |  | REPR DAMAGE TO  |  | 03-30-2017                    |  |          |  |         |  | 317     |  | 15               |  | PERMIT VISIT   |  |       |  |                 |  |        |  |               |  |            |  |
| 201600972                                                                                                                  |  | 03-23-2016                                                                 |  | 9                 |  | ALTERATION                                                      |  | 1,550     |  | 03-30-2017         |  | 100                                                                 |  | 03-30-2017                     |  | ENTRY DOORS     |  | 03-20-2015                    |  |          |  |         |  | 317     |  | 15               |  | PERMIT VISIT   |  |       |  |                 |  |        |  |               |  |            |  |
| 201402343                                                                                                                  |  | 08-18-2014                                                                 |  | 9                 |  | ALTERATION                                                      |  | 3,255     |  | 03-20-2015         |  | 100                                                                 |  | 03-20-2015                     |  | REPLACE SLIDER, |  | 11-08-2013                    |  |          |  |         |  | 317     |  | 3                |  | MEAS+INSPCTD   |  |       |  |                 |  |        |  |               |  |            |  |
| 152                                                                                                                        |  | 06-01-1989                                                                 |  | MN                |  | Manual Note                                                     |  | 1,850     |  |                    |  |                                                                     |  |                                |  | POO1            |  | 12-10-2002                    |  |          |  |         |  | 274     |  | 3                |  | MEAS+INSPCTD   |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | 07-23-1992                    |  |          |  |         |  | 131     |  | 14               |  | INSPECTED      |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | 06-08-1992                    |  |          |  |         |  | 107     |  | 1                |  | LEFT NOTICE    |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  | 10-20-1980                    |  |          |  |         |  | 500     |  | 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                                                              |  |           |  |                    |  |                                                                     |  | 15,000 SF                      |  | 7.54            |  | 1.000                         |  | 5        |  | LAND    |  | 1.00    |  | MA               |  | 1.00           |  |       |  | 0 TRF2 0.9      |  | 1.000  |  | 6.79          |  | 101,900    |  |
|                                                                                                                            |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  |                                |  |                 |  |                               |  |          |  |         |  |         |  |                  |  |                |  |       |  |                 |  |        |  |               |  |            |  |
| Total Card Land Units                                                                                                      |  |                                                                            |  |                   |  |                                                                 |  |           |  |                    |  |                                                                     |  | 0.34                           |  | AC              |  | Parcel Total Land Area:       |  |          |  | 0.34    |  |         |  | Total Land Value |  |                |  |       |  |                 |  |        |  | 101,900       |  |            |  |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 19   | RANCH       | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | C    | AVERAGE     | #Heat Sys                       | 1.00        |             |
| Stories             | 1.00 | 1 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 1    | WOOD SHING  | Code                            | Description |             |
| Exterior Wall 2     | 8    | BRICK VENR  | 101                             | ONE FAM     |             |
| Roof Structure      | 1    | GABLE       |                                 | 100         |             |
| Roof Cover          | 1    | ASPHALT SH  |                                 | 0           |             |
| Interior Wall 1     | 2    | PLASTER     |                                 | 0           |             |
| Interior Wall 2     |      |             | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 3    | HARDWOOD    | Adj Base Rate                   | 135.80      |             |
| Interior Floor 2    | 4    | CARPET      | RCN                             | 242,869     |             |
| Heat Fuel           | 1    | OIL         | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A  | Year Built                      | 1955        |             |
| AC Type             | 03   | FULL        | Effective Year Built            | 1991        |             |
| Bedrooms            | 3    |             | Depreciation Code               | GD          |             |
| Full Baths          | 1    |             | Remodel Rating                  |             |             |
| Half Baths          | 1    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 1    |             | Depreciation %                  | 30          |             |
| Total Rooms         | 5    |             | 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             | 70          |             |
| Extra Kitchen St    |      |             | RCNLD                           | 170,000     |             |
| FBM Sqft            |      |             | Dep % Ovr                       |             |             |
| FBM Quality         |      |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr                    |             |             |
| WS Flues            |      |             | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 0    | NO          | 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 |
|                                                                    |             |    |          |     |       |            |        |   |      |      |     |      |            |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 1,118 |          | 30.53     | 34,130         |  |
| FFL                               | 1ST FLOOR   | 1,202  | 1,202 |          | 152.36    | 183,142        |  |
| GAR                               | GARAGE      | 0      | 264   |          | 61.18     | 16,151         |  |
| OPF                               | OPEN PORCH  | 0      | 136   |          | 15.68     | 2,133          |  |
| WDK                               | WOOD DECK   | 0      | 238   |          | 30.73     | 7,313          |  |
| Ttl Gross Liv / Lease Area        |             | 1,202  | 2,958 |          |           | 242,869        |  |

