

|                   |  |                    |  |           |  |               |  |               |  |                                 |  |
|-------------------|--|--------------------|--|-----------|--|---------------|--|---------------|--|---------------------------------|--|
| Property Location |  | 5 WINDING BROOK LN |  | Map ID    |  | 72/ 35/ 15/ / |  | Bldg Name     |  | State Use 101                   |  |
| Vision ID         |  | 5248               |  | Account # |  | 5325          |  | Bldg # 1      |  | Sec # 1 of 1                    |  |
|                   |  |                    |  |           |  |               |  | Card # 1 of 1 |  | Print Date 11/14/2023 9:32:23 A |  |

| CURRENT OWNER                                                                                 |  | TOPO TYPE                                                                  | UTILITY  | STREET                                                          | LOCATION  | CURRENT ASSESSMENT |      |           |          | 1006<br><br>EAST LONGMEADOW |  |
|-----------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|----------|-----------------------------------------------------------------|-----------|--------------------|------|-----------|----------|-----------------------------|--|
| FILIPPI MATTHEW J<br>FILIPPI CAROLINE O<br>5 WINDING BROOK LN<br><br>EAST LONGMEADOW MA 01028 |  | TOPO WET                                                                   | EASEMENT | TRAFFIC                                                         | CORNER    | Description        | Code | Appraised | Assessed |                             |  |
|                                                                                               |  |                                                                            |          |                                                                 |           | RESIDNTL.          | 101  | 540400    | 540,400  |                             |  |
|                                                                                               |  |                                                                            |          |                                                                 |           | RES LAND           | 101  | 128400    | 128,400  |                             |  |
|                                                                                               |  |                                                                            |          |                                                                 |           | RESIDNTL.          | 101  | 2000      | 2,000    |                             |  |
|                                                                                               |  | DRAINAGE                                                                   |          | VIEW                                                            | COMMUNITY |                    |      |           |          |                             |  |
|                                                                                               |  | SUPPLEMENTAL DATA                                                          |          |                                                                 |           |                    |      |           |          |                             |  |
|                                                                                               |  | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |          | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |           | Total              |      | 670,800   | 670,800  |                             |  |
| GIS ID                                                                                        |  | F_391719_2854340                                                           |          |                                                                 |           |                    |      |           |          |                             |  |

| RECORD OF OWNERSHIP                                                                                         |  | BK-VOL/PAGE | SALE DATE | Q/U        | V/I | SALE PRICE | VC      | PREVIOUS ASSESSMENTS (HISTORY) |         |      |          |         |      |          |         |      |          |
|-------------------------------------------------------------------------------------------------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|---------|------|----------|---------|------|----------|---------|------|----------|
| FILIPPI MATTHEW J<br>JOYCE ALFRED C JR,<br>BEDROCK,BUILDERS LLC<br>CHU KWAI LAN +,<br>WOODBIDGE ESTATES INC |  | 18917       | 0304      | 09-16-2011 | U   | I          | 470,000 | 1B                             | Year    | Code | Assessed | Year    | Code | Assessed | Year    | Code | Assessed |
|                                                                                                             |  | 11026       | 0180      | 12-07-1999 | U   | I          | 1       |                                | 2023    | 101  | 496,000  | 2022    | 101  | 449,800  | 2021    | 101  | 431,200  |
|                                                                                                             |  | 10376       | 0208      | 07-22-1998 | U   | V          | 47,000  |                                |         | 101  | 117,200  |         | 101  | 119,200  |         | 101  | 110,400  |
|                                                                                                             |  | 08792       | 0453      | 04-04-1994 | U   | V          | 55,000  |                                |         | 101  | 1,300    |         | 101  | 1,300    |         | 101  | 1,300    |
|                                                                                                             |  | 00000       | 0000      |            | U   | 0          |         | Total                          | 614,500 |      | Total    | 570,300 |      | Total    | 542,900 |      |          |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |      |        | This signature acknowledges a visit by a Data Collector or Assessor |                         |  |  |          |
|------------|------|-------------|--------|-------------------|-------------|------|--------|---------------------------------------------------------------------|-------------------------|--|--|----------|
| Year       | Code | Description | Amount | Code              | Description | YEAR | Amount |                                                                     |                         |  |  | Comm Int |
|            |      |             |        |                   |             |      |        |                                                                     | APPRAISED VALUE SUMMARY |  |  |          |
| Total      |      |             |        |                   |             |      |        |                                                                     |                         |  |  |          |

| ASSESSING NEIGHBORHOOD |           |  |  | Appraised BLDG. Value (Card) 540,400<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 2,000<br>Appraised Land Value (Bldg) 128,400<br>Special Land Value 0<br>Total Appraised Parcel Value 670,800<br>Valuation Method C<br><br>Adjustment<br><br>Net Total Appraised Parcel Value 670,800 |    |  |  |
|------------------------|-----------|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|--|
| Nbhd                   | Nbhd Name |  |  |                                                                                                                                                                                                                                                                                                               |    |  |  |
| 0001                   |           |  |  | 101                                                                                                                                                                                                                                                                                                           | NV |  |  |

| NOTES                                                                                                                                                                   |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| SUB DIV 660 COMPLETE 11/99 NO ONE HOME;<br>FULL 2ND FLOOR OVER GARAGE; STAIRS<br>OUTSIDE TO SFL OVER GARAGE; FY13<br>UPDATES PER MLS 71245528 AND SALES<br>QUESTIONAIRE |  |  |  |

| 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 |  |
| 199                    | 09-01-1998 | 2    | DWELLING    | 180,000 |           |        |           |          | 12-01-2021             |      |    | 334 | 2  | MEASURED       |  |
|                        |            |      |             |         |           |        |           |          | 11-18-2011             |      |    | 317 | 3  | MEAS+INSPCTD   |  |
|                        |            |      |             |         |           |        |           |          | 04-03-2007             |      |    | 250 | 22 | MAILER SENT    |  |
|                        |            |      |             |         |           |        |           |          | 09-14-2006             |      |    | 311 | 2  | MEASURED       |  |
|                        |            |      |             |         |           |        |           |          | 02-02-2000             |      |    | 250 | 22 | MAILER SENT    |  |
|                        |            |      |             |         |           |        |           |          | 01-12-2000             |      |    | 247 | 2  | MEASURED       |  |
|                        |            |      |             |         |           |        |           |          | 11-09-1999             |      |    | 247 | 15 | PERMIT VISIT   |  |

| 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  | 3.12                    | 1.250   | 9    | LAND  | 0.81    | NV      | 1.00 | ESM1/WET2 |                  | 0 |  | 1.000  | 3.16          | 126,400    |  |         |
| 1                           | 101    | ONE FAM     | RA   |   |        |       | 0.350 AC   | 7,000.00                | 1.000   | 0    |       | 0.81    | NV      | 1.00 | ESM1/WET2 |                  | 0 |  | 1.000  | 5,670         | 2,000      |  |         |
| Total Card Land Units       |        |             |      |   |        |       | 1.27 AC    | Parcel Total Land Area: |         |      |       |         |         |      | 1.27      | Total Land Value |   |  |        |               |            |  | 128,400 |

| 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             | 2.50 | 2 1/2 STORIES | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE      | MIXED USE                       |             |             |
| Exterior Wall 1     | 2    | CLAPBOARD     | Code                            | Description | Percentage  |
| Exterior Wall 2     |      |               | 101                             | ONE FAM     | 100         |
| Roof Structure      | 1    | GABLE         |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH    |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL       | COST / MARKET VALUATION         |             |             |
| Interior Wall 2     |      |               | Adj Base Rate                   |             | 89.77       |
| Interior Floor 1    | 3    | HARDWOOD      | RCN                             |             | 628,387     |
| Interior Floor 2    |      |               | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS           | Year Built                      |             | 1998        |
| Heat Type           | 1    | FORCED H/A    | Effective Year Built            |             | 2007        |
| AC Type             | 03   | FULL          | Depreciation Code               |             | GD          |
| Bedrooms            | 5    |               | Remodel Rating                  |             |             |
| Full Baths          | 2    |               | Year Remodeled                  |             |             |
| Half Baths          | 1    |               | Depreciation %                  |             | 14          |
| Extra Fixtures      | 4    |               | Functional Obsol                |             |             |
| Total Rooms         | 10   |               | External Obsol                  |             |             |
| Bath Style          | G    | GOOD          | Cost Trend Factor               |             | 1           |
| Half Bath Style     | G    | GOOD          | Condition                       |             |             |
| Kitchens            | 1    |               | % Complete                      |             |             |
| Kitchen Style       | V    | V GOOD        | Overall % Condition             |             | 86          |
| Extra Kitchens      | 0    |               | RCNLD                           |             | 540,400     |
| Extra Kitchen St    |      |               | Dep % Ovr                       |             |             |
| FBM Sqft            | 481  |               | Dep Ovr Comment                 |             |             |
| FBM Quality         | 3    |               | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |               | 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 |
| 02                                                                 | SHED/FR     |    |          | L   | 192   | 12.00      | 2006   | 70 | 0.00 | GD   | G   | 1.25 | 2,000      |

| BUILDING SUB-AREA SUMMARY SECTION |              |        |       |          |           |                |  |
|-----------------------------------|--------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description  | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT     | 0      | 1,356 |          | 24.59     | 33,338         |  |
| CFL                               | CATHEDRAL CE | 60     |       |          | 127.12    | 7,627          |  |
| FFL                               | 1ST FLOOR    | 1,314  | 1,314 |          | 123.02    | 161,649        |  |
| GAR                               | GARAGE       | 0      | 907   |          | 49.24     | 44,656         |  |
| SFL                               | 2ND FLOOR    | 2,287  | 2,287 |          | 123.02    | 281,347        |  |
| TQS                               | 3/4 STORY    | 639    | 852   |          | 92.27     | 78,610         |  |
| WDK                               | WOOD DECK    | 0      | 858   |          | 24.66     | 21,159         |  |
| Ttl Gross Liv / Lease Area        |              | 4,300  | 7,634 |          |           | 628,387        |  |

