

State Use 101  
Print Date 11/14/2023 1:17:40 P

| CURRENT OWNER                                                                                                           |        |             |  | TOPO TYPE                                                                  |   | UTILITY           |       | STREET                                                          |  | LOCATION    |                              | CURRENT ASSESSMENT                                |       |                           |         |                                        |       |                                                                     |                  |                                  |  |         |        |               |       |            |         |                |         |         |  |          |  |
|-------------------------------------------------------------------------------------------------------------------------|--------|-------------|--|----------------------------------------------------------------------------|---|-------------------|-------|-----------------------------------------------------------------|--|-------------|------------------------------|---------------------------------------------------|-------|---------------------------|---------|----------------------------------------|-------|---------------------------------------------------------------------|------------------|----------------------------------|--|---------|--------|---------------|-------|------------|---------|----------------|---------|---------|--|----------|--|
| FONTANA DAVID E TR<br>FONTANA MARIANNE TR<br>28 ABBEY LN<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_381514_2844233 |        |             |  | TOPO WET                                                                   |   | EASEMENT          |       | TRAFFIC                                                         |  | CORNER      |                              | Description<br>RESIDNTL.<br>RES LAND<br>RESIDNTL. |       | Code<br>101<br>101<br>101 |         | Appraised<br>369700<br>157500<br>800   |       | Assessed<br>369,700<br>157,500<br>800                               |                  | 1006<br><br>EAST LONGMEADOW      |  |         |        |               |       |            |         |                |         |         |  |          |  |
|                                                                                                                         |        |             |  | 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                                                                      |   |                   |       |                                                                 |  | 528,000     |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  |                                  |  | 528,000 |        |               |       |            |         |                |         |         |  |          |  |
| RECORD OF OWNERSHIP                                                                                                     |        |             |  | BK-VOL/PAGE                                                                |   | SALE DATE         |       | Q/U                                                             |  | V/I         |                              | SALE PRICE                                        |       | VC                        |         | PREVIOUS ASSESSMENTS (HISTORY)         |       |                                                                     |                  |                                  |  |         |        |               |       |            |         |                |         |         |  |          |  |
| FONTANA DAVID E TR<br>FONTANA MARIANNE<br>FONTANA,DAVID E<br>DAVIS JOHN + STEPHEN A,<br>DAVIS JOHN + STEPHEN A,         |        |             |  | 24700 0238                                                                 |   | 08-29-2022        |       | U                                                               |  | I           |                              | 100                                               |       | 1A                        |         | Year                                   |       | Code                                                                |                  | Assessed                         |  | Year    |        | Code          |       | Assessed   |         | Year           |         | Code    |  | Assessed |  |
|                                                                                                                         |        |             |  | 14426 0217                                                                 |   | 08-19-2004        |       | U                                                               |  | V           |                              | 100                                               |       | 1A                        |         | 2023                                   |       | 101                                                                 |                  | 340,200                          |  | 2022    |        | 101           |       | 308,100    |         | 2021           |         | 101     |  | 380,300  |  |
|                                                                                                                         |        |             |  | 14338 0223                                                                 |   | 07-15-2004        |       | U                                                               |  | V           |                              | 125,000                                           |       |                           |         |                                        |       | 101                                                                 |                  | 143,500                          |  |         |        | 101           |       | 145,900    |         | 101            |         | 135,500 |  |          |  |
|                                                                                                                         |        |             |  | 09348 0266                                                                 |   | 12-22-1995        |       | U                                                               |  | V           |                              | 1                                                 |       | 1                         |         |                                        |       | 101                                                                 |                  | 500                              |  |         |        | 101           |       | 500        |         | 101            |         | 500     |  |          |  |
|                                                                                                                         |        |             |  | 00000 0000                                                                 |   |                   |       | U                                                               |  |             |                              | 0                                                 |       |                           |         | Total                                  |       | 484,200                                                             |                  | Total                            |  | 454,500 |        | Total         |       | 516,300    |         |                |         |         |  |          |  |
| 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                                                                      |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | APPRaised VALUE SUMMARY          |  |         |        |               |       |            |         |                |         |         |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Appraised BLDG. Value (Card)     |  |         |        |               |       |            |         |                |         | 369,700 |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Appraised Xf (B) Value (Bldg)    |  |         |        |               |       |            |         |                |         | 0       |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Appraised Ob (B) Value (Bldg)    |  |         |        |               |       |            |         |                |         | 800     |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Appraised Land Value (Bldg)      |  |         |        |               |       |            |         |                |         | 157,500 |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Special Land Value               |  |         |        |               |       |            |         |                |         | 0       |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Total Appraised Parcel Value     |  |         |        |               |       |            |         |                |         | 528,000 |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Valuation Method                 |  |         |        |               |       |            |         |                |         | C       |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Adjustment                       |  |         |        |               |       |            |         |                |         |         |  |          |  |
|                                                                                                                         |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  | Net Total Appraised Parcel Value |  |         |        |               |       |            |         |                |         | 528,000 |  |          |  |
| 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 |         |         |  |          |  |
| 201200135                                                                                                               |        | 01-18-2012  |  | GEN                                                                        |   | GENERATOR         |       | 8,220                                                           |  |             |                              |                                                   |       |                           |         | 12' X 8'<br>OC 3/2/2005<br>OC 3/2/2005 |       | 11-24-2020                                                          |                  |                                  |  |         |        | 250           |       | 24         |         | ABATEMENT VI   |         |         |  |          |  |
| 139                                                                                                                     |        | 05-29-2007  |  | 10                                                                         |   | SHED              |       | 3,000                                                           |  |             |                              |                                                   |       |                           |         |                                        |       | 06-27-2019                                                          |                  |                                  |  |         |        | 334           |       | 3          |         | MEAS+INSPCTD   |         |         |  |          |  |
| 388                                                                                                                     |        | 12-15-2004  |  | 7                                                                          |   | REMODEL           |       | 18,000                                                          |  |             |                              |                                                   |       |                           |         |                                        |       | 06-15-2012                                                          |                  |                                  |  |         |        | 317           |       | 15         |         | PERMIT VISIT   |         |         |  |          |  |
| 236                                                                                                                     |        | 08-12-2004  |  | 2                                                                          |   | DWELLING          |       | 171,025                                                         |  |             |                              |                                                   |       |                           |         |                                        |       | 02-12-2008                                                          |                  |                                  |  |         |        | AO            |       |            |         |                |         |         |  |          |  |
|                                                                                                                         |        | 02-04-2008  |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       | 07-14-2005                                                          |                  |                                  |  |         |        | 317           |       | 15         |         | PERMIT VISIT   |         |         |  |          |  |
|                                                                                                                         |        | 07-14-2005  |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  |                                  |  |         |        | 274           |       | 14         |         | INSPECTED      |         |         |  |          |  |
|                                                                                                                         |        | 07-07-2005  |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  |                                  |  |         |        | 274           |       | 2          |         | MEASURED       |         |         |  |          |  |
| LAND LINE VALUATION SECTION                                                                                             |        |             |  |                                                                            |   |                   |       |                                                                 |  |             |                              |                                                   |       |                           |         |                                        |       |                                                                     |                  |                                  |  |         |        |               |       |            |         |                |         |         |  |          |  |
| B                                                                                                                       | Use Co | Description |  | Zone                                                                       | D | Fronta            | Depth | Land Units                                                      |  | Unit Price  | I. Fact                      | S.A.                                              | Ac Di | C. Fact                   | St. Idx | Adj                                    | Notes |                                                                     | Special Pricing  |                                  |  |         | Size A | Adj Unit Pric |       | Land Value |         |                |         |         |  |          |  |
| 1                                                                                                                       | 101    | ONE FAM     |  | RAA                                                                        |   |                   |       | 40,000                                                          |  | SF          | 3.12                         | 1.250                                             | 9     | LAND                      | 1.00    | NV                                     | 1.00  |                                                                     |                  |                                  |  |         |        | 1.000         | 3.9   |            | 156,000 |                |         |         |  |          |  |
| 1                                                                                                                       | 101    | ONE FAM     |  | RAA                                                                        |   |                   |       | 0.220                                                           |  | AC          | 7,000.00                     | 1.000                                             | 0     |                           | 1.00    | NV                                     | 1.00  |                                                                     |                  |                                  |  |         |        | 1.000         | 7,000 |            | 1,500   |                |         |         |  |          |  |
| Total Card Land Units                                                                                                   |        |             |  |                                                                            |   |                   |       | 1.14                                                            |  | AC          | Parcel Total Land Area: 1.14 |                                                   |       |                           |         |                                        |       |                                                                     | Total Land Value |                                  |  |         |        |               |       |            |         |                | 157,500 |         |  |          |  |

Property Location 28 ABBEY LN  
Vision ID 6547

Account # 6651

Map ID 30/ 33/ 3/ /

Bldg # 1

Bldg Name  
Sec # 1 of 1

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| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|---------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description   | Element                         | Cd          | Description |
| Style               | 05   | CAPE          | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL   | Bsmt Garage                     |             |             |
| Grade               | B    | GOOD          | #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     | 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                   |             | 95.36       |
| Interior Floor 1    | 4    | CARPET        | RCN                             |             | 528,210     |
| Interior Floor 2    | 3    | HARDWOOD      | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS           | Year Built                      |             | 2004        |
| Heat Type           | 1    | FORCED H/A    | Effective Year Built            |             | 2011        |
| AC Type             | 03   | FULL          | Depreciation Code               |             | GD          |
| Bedrooms            | 3    |               | Remodel Rating                  |             |             |
| Full Baths          | 3    |               | Year Remodeled                  |             |             |
| Half Baths          | 1    |               | Depreciation %                  |             | 10          |
| Extra Fixtures      | 2    |               | Functional Obsol                |             | 20          |
| Total Rooms         | 6    |               | External Obsol                  |             |             |
| Bath Style          | G    | GOOD          | Cost Trend Factor               |             | 1           |
| Half Bath Style     | G    | GOOD          | Condition                       |             | CF          |
| Kitchens            | 1    |               | % Complete                      |             | 70          |
| Kitchen Style       | G    | GOOD          | Overall % Condition             |             | 70          |
| Extra Kitchens      | 0    |               | RCNLD                           |             | 369,700     |
| Extra Kitchen St    |      |               | Dep % Ovr                       |             |             |
| FBM Sqft            | 841  |               | 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   | 96    | 12.00      | 2007   | 70 | 0.00 | GD   | A   | 1.00 | 800        |
| GEN                                                                | GENERATO    |    |          | B   | 0     | 0.00       | 2010   | 70 | 1.00 | AV   | A   | 1.00 | 0          |

| BUILDING SUB-AREA SUMMARY SECTION |              |        |       |          |           |                |
|-----------------------------------|--------------|--------|-------|----------|-----------|----------------|
| Subarea                           | Description  | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
| BMT                               | BASEMENT     | 0      | 2,102 |          | 26.83     | 56,407         |
| CFL                               | CATHEDRAL CE | 640    | 640   |          | 138.29    | 88,505         |
| EFP                               | ENCL PORCH   | 0      | 196   |          | 67.15     | 13,162         |
| FFL                               | 1ST FLOOR    | 1,462  | 1,462 |          | 134.30    | 196,350        |
| GAR                               | GARAGE       | 0      | 820   |          | 53.72     | 44,051         |
| HST                               | HALF STORY   | 338    | 676   |          | 67.15     | 45,394         |
| PAT                               | PATIO        | 0      | 280   |          | 6.72      | 1,880          |
| TQS                               | 3/4 STORY    | 614    | 819   |          | 100.69    | 82,461         |
| Ttl Gross Liv / Lease Area        |              | 3,054  | 6,995 |          |           | 528,210        |

