

|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|-----------------------------------------------------------------------------------------------------------------------|--|--------------|--|----------------------------------------------------------------------------|--|----------------|--|---------------------------------------------------------------------|--|-------------------------------|--|--------------------|--|------------|--|----------------------------------|--|------------|--|---------------------------------|--|---------|--|------------------|--|----------|--|----------------|--|---------|--|-----------------|--|--------|--|---------------|--|------------|--|
| Property Location                                                                                                     |  | 174 GATES AV |  | Map ID                                                                     |  | 12B/ 3/ 210/ / |  | Bldg Name                                                           |  | State Use 101                 |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| Vision ID                                                                                                             |  | 168          |  | Account #                                                                  |  | 172            |  | Bldg #                                                              |  | 1                             |  | Sec #              |  | 1 of 1     |  | Card #                           |  | 1 of 1     |  | Print Date 11/18/2024 6:00:49 A |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| CURRENT OWNER                                                                                                         |  |              |  | TOPO TYPE                                                                  |  | UTILITY        |  | STREET                                                              |  | LOCATION                      |  | CURRENT ASSESSMENT |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| TRINCERI MICHAEL A<br>TRINCERI KAREN L<br>174 GATES AV<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_378873_2856686 |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  | Description        |  | Code       |  | Appraised                        |  | Assessed   |  | 1006<br><br>EAST LONGMEADOW     |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  | TOPO WET                                                                   |  | EASEMENT       |  | TRAFFIC                                                             |  | CORNER                        |  | RESIDNTL.          |  | 101        |  | 391800                           |  | 391,800    |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  | RES LAND           |  | 101        |  | 117800                           |  | 117,800    |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  | DRAINAGE                                                                   |  |                |  | VIEW                                                                |  | COMMUNITY                     |  | RESIDNTL.          |  | 101        |  | 21700                            |  | 21,700     |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  | 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              |  | 531,300    |  | 531,300                          |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| RECORD OF OWNERSHIP                                                                                                   |  |              |  | BK-VOL/PAGE                                                                |  | SALE DATE      |  | Q/U                                                                 |  | V/I                           |  | SALE PRICE         |  | VC         |  | PREVIOUS ASSESSMENTS (HISTORY)   |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| TRINCERI MICHAEL A<br>TRINCERI ROBERT J + DENISE A CO TR<br>TRINCERI ROBERT J,                                        |  |              |  | 20055 0393                                                                 |  | 10-11-2013     |  | U                                                                   |  | I                             |  | 250,000            |  | 1A         |  | Year                             |  | Code       |  | Assessed                        |  | Year    |  | Code             |  | Assessed |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  | 19554 0534                                                                 |  | 11-20-2012     |  | U                                                                   |  | I                             |  | 1                  |  | 1A         |  | 2024                             |  | 101        |  | 362,700                         |  | 2023    |  | 101              |  | 337,400  |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  | 05787 0331                                                                 |  | 04-02-1985     |  | U                                                                   |  | I                             |  | 0                  |  | 1A         |  |                                  |  | 101        |  | 117,800                         |  | 2022    |  | 101              |  | 107,000  |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  | 101        |  | 21,700                          |  |         |  | 101              |  | 21,200   |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  | Total                                                                      |  |                |  |                                                                     |  |                               |  |                    |  |            |  | Total                            |  | 502,200    |  | Total                           |  | 465,600 |  | Total            |  | 423,900  |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| EXEMPTIONS                                                                                                            |  |              |  | OTHER ASSESSMENTS                                                          |  |                |  | This signature acknowledges a visit by a Data Collector or Assessor |  |                               |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| Year                                                                                                                  |  | Code         |  | Description                                                                |  | Amount         |  | Code                                                                |  | Description                   |  | YEAR               |  | Amount     |  | Comm Int                         |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  | Total                                                                      |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| ASSESSING NEIGHBORHOOD                                                                                                |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | APPRAISED VALUE SUMMARY          |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| Nbhd                                                                                                                  |  | Nbhd Name    |  |                                                                            |  | Tracing        |  | Batch                                                               |  | Appraised BLDG. Value (Card)  |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  | 391,800          |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| 0001                                                                                                                  |  |              |  |                                                                            |  | 101            |  | MA                                                                  |  | Appraised Xf (B) Value (Bldg) |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  | 0                |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | Appraised Ob (B) Value (Bldg)    |  |            |  |                                 |  |         |  |                  |  |          |  |                |  | 21,700  |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | Appraised Land Value (Bldg)      |  |            |  |                                 |  |         |  |                  |  |          |  |                |  | 117,800 |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | Special Land Value               |  |            |  |                                 |  |         |  |                  |  |          |  |                |  | 0       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | Total Appraised Parcel Value     |  |            |  |                                 |  |         |  |                  |  |          |  |                |  | 531,300 |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | Valuation Method                 |  |            |  |                                 |  |         |  |                  |  |          |  |                |  | C       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | Adjustment                       |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | Net Total Appraised Parcel Value |  |            |  |                                 |  |         |  |                  |  |          |  |                |  | 531,300 |  |                 |  |        |  |               |  |            |  |
| 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 |  |         |  |                 |  |        |  |               |  |            |  |
| 201802883                                                                                                             |  | 09-26-2018   |  | 91                                                                         |  | INSULATION     |  | 3,800                                                               |  |                               |  | 0                  |  |            |  |                                  |  | 04-15-2016 |  |                                 |  |         |  | 317              |  | 15       |  | PERMIT VISIT   |  |         |  |                 |  |        |  |               |  |            |  |
| 201401641                                                                                                             |  | 05-19-2014   |  | 62                                                                         |  | SOLAR          |  | 44,625                                                              |  | 03-20-2015                    |  | 0                  |  |            |  | CANCELLED 4/2016                 |  | 03-20-2015 |  |                                 |  |         |  | 317              |  | 15       |  | PERMIT VISIT   |  |         |  |                 |  |        |  |               |  |            |  |
| 342                                                                                                                   |  | 11-01-1987   |  | MN                                                                         |  | Manual Note    |  | 2,000                                                               |  |                               |  |                    |  |            |  | ALTERATNS                        |  | 04-12-2004 |  |                                 |  |         |  | 317              |  | 14       |  | INSPECTED      |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  | 04-05-2004 |  |                                 |  |         |  | AO               |  | 22       |  | MAILER SENT    |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  | 03-24-2004 |  |                                 |  |         |  | 316              |  | 2        |  | MEASURED       |  |         |  |                 |  |        |  |               |  |            |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  | 09-26-1990 |  |                                 |  |         |  | 131              |  | 3        |  | MEAS+INSPCTD   |  |         |  |                 |  |        |  |               |  |            |  |
| LAND LINE VALUATION SECTION                                                                                           |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| B                                                                                                                     |  | Use Co       |  | Description                                                                |  | Zone           |  | D                                                                   |  | Fronta                        |  | Depth              |  | Land Units |  | Unit Price                       |  | I. Fact    |  | S.A.                            |  | Ac Di   |  | C. Fact          |  | St. Idx  |  | Adj            |  | Notes   |  | Special Pricing |  | Size A |  | Adj Unit Pric |  | Land Value |  |
| 1                                                                                                                     |  | 101          |  | ONE FAM                                                                    |  | RC             |  |                                                                     |  |                               |  |                    |  | 25,000 SF  |  | 4.71                             |  | 1.000      |  | 5                               |  | LAND    |  | 1.00             |  | MA       |  | 1.00           |  |         |  | 0               |  | 1.000  |  | 4.71          |  | 117,800    |  |
|                                                                                                                       |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  |                                  |  |            |  |                                 |  |         |  |                  |  |          |  |                |  |         |  |                 |  |        |  |               |  |            |  |
| Total Card Land Units                                                                                                 |  |              |  |                                                                            |  |                |  |                                                                     |  |                               |  |                    |  |            |  | 0.57                             |  | AC         |  | Parcel Total Land Area:         |  | 0.57    |  | Total Land Value |  |          |  |                |  |         |  |                 |  |        |  |               |  | 117,800    |  |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|---------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description   | Element                         | Cd          | Description |
| Style               | 05   | CAPE          | Central Vac                     | 1           | YES         |
| Model               | 01   | RESIDENTIAL   | Basement Floor                  | 12          | CONCRETE    |
| Grade               | C    | AVERAGE       | Bsmt Garage                     |             |             |
| Stories             | 1.75 | 1 3/4 STORIES | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE      | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL         | 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     | 1    | DRYWALL       |                                 | 0           |             |
| Interior Wall 2     |      |               | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 2    | SOFTWOOD      | Adj Base Rate                   | 117.52      |             |
| Interior Floor 2    | 4    | CARPET        | RCN                             | 450,393     |             |
| Heat Fuel           | 2    | GAS           | Net Other Adj                   |             |             |
| Heat Type           | 3    | FORCED H/W    | Year Built                      | 1984        |             |
| AC Type             | 03   | FULL          | Effective Year Built            | 2008        |             |
| Bedrooms            | 3    |               | Depreciation Code               | VG          |             |
| Full Baths          | 3    |               | Remodel Rating                  |             |             |
| Half Baths          | 2    |               | Year Remodeled                  |             |             |
| Extra Fixtures      | 1    |               | Depreciation %                  | 13          |             |
| Total Rooms         | 9    |               | 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             | 87          |             |
| Extra Kitchen St    |      |               | RCNLD                           | 391,800     |             |
| FBM Sqft            | 1113 |               | Dep % Ovr                       |             |             |
| FBM Quality         | 1    |               | Dep Ovr Comment                 |             |             |
| FIN ATC Sqft        |      |               | Misc Imp Ovr                    |             |             |
| FIN ATC Quality     |      |               | Misc Imp Ovr Comment            |             |             |
| Fireplaces          | 1    |               | Cost to Cure Ovr                |             |             |
| WS Flues            |      |               | 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 |
| 11                                                                 | POOL I-V     | OB | Outbuildi | L   | 800   | 29.00      | 1985   | 70 | 0.00 | GD   | G   | 1.25 | 20,300     |
| 02                                                                 | SHED/FR      |    |           | L   | 192   | 12.00      | 1989   | 60 | 0.00 | AV   | A   | 1.00 | 1,400      |
| SOL                                                                | Solar Panels | EX | Extra Fea | B   | 1     | 0.00       | 2006   | 87 | 1.00 |      |     | 0.00 | 0          |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
| BMT                               | BASEMENT    | 0      | 1,391 |          | 26.70     | 37,143         |
| FFL                               | 1ST FLOOR   | 1,376  | 1,376 |          | 133.61    | 183,845        |
| GAR                               | GARAGE      | 0      | 820   |          | 53.44     | 43,823         |
| HST                               | HALF STORY  | 410    | 820   |          | 66.80     | 54,779         |
| OPF                               | OPEN PORCH  | 0      | 60    |          | 13.36     | 802            |
| PAT                               | PATIO       | 0      | 248   |          | 6.46      | 1,603          |
| TQS                               | 3/4 STORY   | 820    | 1,093 |          | 100.24    | 109,559        |
| UTQ                               | UNFIN TQS   | 0      | 273   |          | 60.20     | 16,434         |
| WDK                               | WOOD DECK   | 0      | 88    |          | 27.33     | 2,405          |
| Ttl Gross Liv / Lease Area        |             | 2,606  | 6,169 |          |           | 450,393        |

