

State Use 101  
Print Date 11/21/2024 11:48:12 A

| CURRENT OWNER                                                                                                                  |            |             |             | TOPO TYPE         |         | UTILITY                                                         |             | STREET     |         | LOCATION                                |       | CURRENT ASSESSMENT                                                  |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
|--------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-------------|-------------------|---------|-----------------------------------------------------------------|-------------|------------|---------|-----------------------------------------|-------|---------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------|----------|---------|-----------------------------|------------------|------------|----------|--|--|--|---------|
| MACDONNELL MARY ANNE TR<br>ROYSTER CHARLES TR<br>6 TOWN VIEW CR<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_374858_2851996 |            |             |             |                   |         |                                                                 |             |            |         |                                         |       | Description                                                         |         | Code                                                                                                                                                                                                                                                                                                          | Appraised |                                | Assessed |         | 1006<br><br>EAST LONGMEADOW |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             | TOPO WET          |         | EASEMENT                                                        |             | TRAFFIC    |         | CORNER                                  |       | RESIDNTL.                                                           |         | 101                                                                                                                                                                                                                                                                                                           | 314200    |                                | 314,200  |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             | DRAINAGE          |         |                                                                 |             | VIEW       |         | COMMUNITY                               |       | RES LAND                                                            |         | 101                                                                                                                                                                                                                                                                                                           | 119800    |                                | 119,800  |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             |                   |         |                                                                 |             |            |         |                                         |       | RESIDNTL.                                                           |         | 101                                                                                                                                                                                                                                                                                                           | 1400      |                                | 1,400    |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             | SUPPLEMENTAL DATA |         |                                                                 |             |            |         |                                         |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           | Total                          |          | 435,400 |                             | 435,400          |            |          |  |  |  |         |
| 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# |             |            |         |                                         |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
| RECORD OF OWNERSHIP                                                                                                            |            |             |             | BK-VOL/PAGE       |         | SALE DATE                                                       |             | Q/U        |         | V/I                                     |       | SALE PRICE                                                          |         | VC                                                                                                                                                                                                                                                                                                            |           | PREVIOUS ASSESSMENTS (HISTORY) |          |         |                             |                  |            |          |  |  |  |         |
| MACDONNELL MARY ANNE TR<br>MACDONNELL MARY ANNE<br>ZHU YI QUN<br>BUZZELLE STEPHEN F<br>MURPHY JAMES M                          |            |             |             | 25427             | 0417    | 05-22-2024                                                      | U           | I          | 100     |                                         | 1A    | Year                                                                | Code    | Assessed                                                                                                                                                                                                                                                                                                      | Year      | Code                           | Assessed | Year    | Code                        | Assessed         |            |          |  |  |  |         |
|                                                                                                                                |            |             |             | 24986             | 0090    | 04-28-2023                                                      | Q           | I          | 472,000 |                                         | 00    | 2024                                                                | 101     | 294,200                                                                                                                                                                                                                                                                                                       | 2023      | 101                            | 273,600  | 2022    | 101                         | 247,800          |            |          |  |  |  |         |
|                                                                                                                                |            |             |             | 21716             | 0029    | 06-09-2017                                                      | Q           | I          | 340,000 |                                         | 00    | 101                                                                 | 119,800 | 101                                                                                                                                                                                                                                                                                                           | 108,900   | 101                            | 108,900  |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             | 07175             | 0202    | 05-23-1989                                                      | U           | I          | 232,625 |                                         |       | 101                                                                 | 1,400   | 101                                                                                                                                                                                                                                                                                                           | 1,300     | 101                            | 1,300    |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             | 07175             | 0200    | 05-23-1989                                                      | U           | V          | 55,000  |                                         |       | Total                                                               | 415,400 | Total                                                                                                                                                                                                                                                                                                         | 383,800   | Total                          | 347,200  |         |                             |                  |            |          |  |  |  |         |
| 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 BLDG. Value (Card) 314,200<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 1,400<br>Appraised Land Value (Bldg) 119,800<br>Special Land Value 0<br>Total Appraised Parcel Value 435,400<br>Valuation Method C<br><br>Adjustment<br><br>Net Total Appraised Parcel Value 435,400 |           |                                |          |         |                             |                  |            |          |  |  |  |         |
| Nbhd                                                                                                                           |            | Nbhd Name   |             |                   |         | Tracing                                                         |             |            |         | Batch                                   |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
| 0001                                                                                                                           |            |             |             |                   |         | 101                                                             |             |            |         | NA                                      |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
| NOTES                                                                                                                          |            |             |             |                   |         |                                                                 |             |            |         |                                         |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             |                   |         |                                                                 |             |            |         |                                         |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             |                   |         |                                                                 |             |            |         |                                         |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             |                   |         |                                                                 |             |            |         |                                         |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             |                   |         |                                                                 |             |            |         |                                         |       |                                                                     |         |                                                                                                                                                                                                                                                                                                               |           |                                |          |         |                             |                  |            |          |  |  |  |         |
| 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              |                  |            |          |  |  |  |         |
| 202002225                                                                                                                      | 08-06-2020 | 62          | SOLAR       |                   | 12,155  | 06-28-2021                                                      | 100         | 06-28-2021 |         | NVC<br>OC 11/3/2004<br>REMODEL<br>HOUSE |       |                                                                     |         | 06-28-2021                                                                                                                                                                                                                                                                                                    |           |                                | 400      | 15      | PERMIT VISIT                |                  |            |          |  |  |  |         |
| 201402672                                                                                                                      | 10-15-2014 | 62          | SOLAR       |                   | 31,875  | 03-19-2015                                                      | 100         | 03-19-2015 |         |                                         |       |                                                                     |         | 07-20-2017                                                                                                                                                                                                                                                                                                    |           |                                | 400      | 3       | MEAS+INSPCTD                |                  |            |          |  |  |  |         |
| 201300878                                                                                                                      | 03-28-2013 | 25          | WINDOWS     |                   | 5,187   |                                                                 |             |            |         |                                         |       |                                                                     |         | 03-19-2015                                                                                                                                                                                                                                                                                                    |           |                                | 317      | 15      | PERMIT VISIT                |                  |            |          |  |  |  |         |
| 314                                                                                                                            | 11-18-2003 | 7           | REMODEL     |                   | 8,800   |                                                                 |             |            |         |                                         |       |                                                                     |         | 05-10-2013                                                                                                                                                                                                                                                                                                    |           |                                | 105      | 15      | PERMIT VISIT                |                  |            |          |  |  |  |         |
| 290                                                                                                                            | 11-01-1989 | MN          | Manual Note |                   | 2,500   |                                                                 |             |            |         |                                         |       |                                                                     |         | 05-05-2004                                                                                                                                                                                                                                                                                                    |           |                                | 319      | 14      | INSPECTED                   |                  |            |          |  |  |  |         |
| 372                                                                                                                            | 12-01-1988 | MN          | Manual Note |                   | 135,000 |                                                                 |             |            |         |                                         |       |                                                                     |         | 04-06-2004                                                                                                                                                                                                                                                                                                    |           |                                | 250      | 22      | MAILER SENT                 |                  |            |          |  |  |  |         |
|                                                                                                                                |            |             |             |                   |         |                                                                 |             |            |         |                                         |       |                                                                     |         | 04-05-2004                                                                                                                                                                                                                                                                                                    |           |                                | 311      | 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     | RB          |                   |         |                                                                 | 16,826      | SF         | 6.78    | 1.050                                   | 6     | LAND                                                                | 1.00    | NA                                                                                                                                                                                                                                                                                                            | 1.00      |                                |          | 0       |                             | 1.000            | 7.12       | 119,800  |  |  |  |         |
| Total Card Land Units                                                                                                          |            |             |             |                   |         |                                                                 |             |            |         |                                         |       |                                                                     |         | 0.39                                                                                                                                                                                                                                                                                                          | AC        | Parcel Total Land Area: 0.39   |          |         |                             | Total Land Value |            |          |  |  |  | 119,800 |

| CONSTRUCTION DETAIL |      |              | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|--------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description  | Element                         | Cd          | Description |
| Style               | 09   | CONTEMPORARY | Central Vac                     | 1           | YES         |
| Model               | 01   | RESIDENTIAL  | Basement Floor                  | 12          | CONCRETE    |
| Grade               | C+   | AVG. (+)     | Bsmt Garage                     | 0           |             |
| Stories             | 2.00 | 2 STORY      | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE     | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL        | Code                            | Description |             |
| Exterior Wall 2     |      |              | 101                             | ONE FAM     |             |
| Roof Structure      | 1    | GABLE        |                                 | 100         |             |
| Roof Cover          | 1    | ASPHALT SH   |                                 | 0           |             |
| Interior Wall 1     | 1    | DRYWALL      |                                 | 0           |             |
| Interior Wall 2     |      |              | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 3    | HARDWOOD     | Adj Base Rate                   | 124.66      |             |
| Interior Floor 2    | 6    | CERAMIC TL   | RCN                             | 397,671     |             |
| Heat Fuel           | 2    | GAS          | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A   | Year Built                      | 1988        |             |
| AC Type             | 03   | FULL         | Effective Year Built            | 2000        |             |
| Bedrooms            | 4    |              | Depreciation Code               | GD          |             |
| Full Baths          | 2    |              | Remodel Rating                  |             |             |
| Half Baths          | 1    |              | Year Remodeled                  |             |             |
| Extra Fixtures      | 2    |              | Depreciation %                  | 21          |             |
| Total Rooms         | 7    |              | Functional Obsol                |             |             |
| Bath Style          | G    | GOOD         | External Obsol                  |             |             |
| Half Bath Style     | G    | GOOD         | Cost Trend Factor               | 1           |             |
| Kitchens            | 1    |              | Condition                       |             |             |
| Kitchen Style       | G    | GOOD         | % Complete                      |             |             |
| Extra Kitchens      | 0    |              | Overall % Condition             | 79          |             |
| Extra Kitchen St    | N    | NONE         | RCNLD                           | 314,200     |             |
| FBM Sqft            | 357  |              | Dep % Ovr                       |             |             |
| FBM Quality         | 1    |              | Dep Ovr Comment                 |             |             |
| FIN ATC Sqft        |      |              | Misc Imp Ovr                    |             |             |
| FIN ATC Quality     |      |              | Misc Imp Ovr Comment            |             |             |
| Fireplaces          | 2    |              | Cost to Cure Ovr                |             |             |
| WS Flues            | 0    |              | 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 |
| 2                                                                  | GAZEBO       |    |           | L   | 100   | 20.00      | 2002   | 70 | 0.00 | GD   | A   | 1.00 | 1,400      |
| SOL                                                                | Solar Panels | EX | Extra Fea | B   | 1     | 0.00       | 2000   | 79 | 1.00 |      |     | 0.00 | 0          |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 1,189 |          | 31.18     | 37,072         |  |
| FFL                               | 1ST FLOOR   | 1,316  | 1,316 |          | 155.77    | 204,988        |  |
| GAR                               | GARAGE      | 0      | 462   |          | 62.37     | 28,817         |  |
| SFL                               | 2ND FLOOR   | 728    | 728   |          | 155.77    | 113,398        |  |
| WDK                               | WOOD DECK   | 0      | 428   |          | 31.30     | 13,396         |  |
| Ttl Gross Liv / Lease Area        |             | 2,044  | 4,123 |          |           | 397,671        |  |

