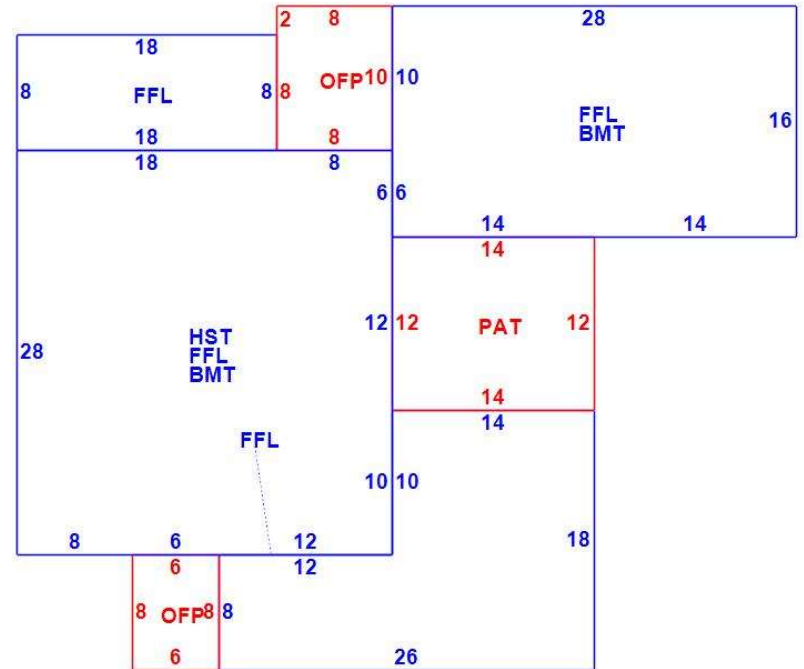


CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MALONI FAMILY FARMS LLC 751 MAIN ST WILBRAHAM MA 01095												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		017	263200		263,200												
												RES LAND		017	149000		149,000												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		017	59800		59,800												
GIS ID F_390070_2844887 Mailed												COMM LAND		712	49000		9,500												
												COMM LAND		714	21400		4,200												
												COMM LAND		718	1800		100												
														Total		544,200		485,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
MALONI FAMILY FARMS LLC				25407	0489	05-06-2024		U	I	1,150,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
BELLEROSE CYNTHIA J				20308	0136	06-10-2014		U	I	1		1A	2024	017	228,000	2023	017	209,200	2022	017	188,800								
BELLEROSE JOHN D				18131	0073	12-28-2009		U	I	1		1A		017	149,000		017	137,000		017	124,600								
MCNEISH,WALLACE M LE				13297	0444	06-18-2003		U	I	1		1A		017	59,800		017	48,200		017	48,200								
MCNEISH WALLACE M,				04271	0265	05-28-1976		U	I	0				712	8,800		712	8,100		712	7,400								
													Total	450,000		Total	406,600		Total	372,700									
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) 263,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 59,800 Appraised Land Value (Bldg) 221,200 Special Land Value 0 Total Appraised Parcel Value 544,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 544,200																			
Nbhd		Nbhd Name			Tracing			Batch																					
0001					017			MG																					
NOTES																													
7148 SF TO 66-43-A AKA (PARCEL B) BK PLANS 356-102 FY2025 PLAN 397-76 2.16 AC LOT D TO PARCEL 66-43-A																													
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY																			
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpose/Result													
B-23-345	05-10-2023	12	REROOF		9,497	06-10-2024	100		ON ADD'T		06-10-2024			450	15	PERMIT VISIT													
202002045	07-07-2020	MN	Manual Note		16,000	07-01-2021	100	07-01-2021	14x10 STAND ALON		07-01-2021			334	15	PERMIT VISIT													
201802221	07-02-2018	62	SOLAR		0	06-13-2019	100	06-13-2019	MOVE EXISTING P		06-13-2019			400	15	PERMIT VISIT													
201800138	01-19-2018	20	WOOD STOVE		2,900	05-23-2018	100	05-23-2018	IN BARN NVC		05-23-2018			400	15	PERMIT VISIT													
201602971	12-16-2016	62	SOLAR		37,585	04-27-2017	100	04-27-2017			08-02-2017			250	14	INSPECTED													
201500649	04-01-2015	10	SHED		23,000	05-27-2016	100	05-27-2016	INC PLUMBING FO		04-27-2017			317	15	PERMIT VISIT													
217	07-25-2011	9	ALTERATION		600				QC 8/1/2011 SCRE		05-27-2016			317	15	PERMIT VISIT													
LAND LINE VALUATION SECTION																													
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value									
1	017	MixRes61A	RA				40,000 SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.37	134,800							
1	017	MixRes61A	RA				2.030 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	14,200							
1	712	VEGTBLE	RA				7.000 AC	7,000.00	1.000	0		1.00	MG	1.00	712 VEG	61A	1,3		1.000	7,000	49,000								
1	714	ORCHARD	RA				3.060 AC	7,000.00	1.000	0		1.00	MG	1.00	714 ORC	61A	1,3		1.000	7,000	21,400								
1	718	PASTURE	RA				0.250 AC	7,000.00	1.000	0		1.00	MG	1.00	716 PASTURE	61A	272		1.000	7,000	1,800								
Total Card Land Units							13.26	AC	Parcel Total Land Area: 13.26			Total Land Value										221,200							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			017	MixRes61A	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		100
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	131.29	
Interior Floor 2			RCN	375,932	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1819	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	7		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	1		Overall % Condition	70	
Extra Kitchen St	A	AVERAGE	RCNLD	263,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	3		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
03	GARAGE	OB	Outbuildi	L	384	32.00	1960	60	0.00	AV	A	1.00	7,400
02	SHED/FR			L	72	12.00	1948	60	0.00	AV	A	1.00	500
02	SHED/FR			L	20	12.00	1948	60	0.00	AV	A	1.00	100
31	BARN			L	1,56	20.00	1948	60	0.00	AV	A	1.00	18,700
31	BARN			L	396	20.00	1992	70	0.00	GD	A	1.00	5,500
02	SHED/FR			L	224	12.00	1948	60	0.00	AV	A	1.00	1,600
02	SHED/FR			L	100	12.00	1948	60	0.00	AV	A	1.00	700
03	GARAGE	OB	Outbuildi	L	484	32.00	1948	60	0.00	AV	A	1.00	9,300
02	SHED/FR			L	364	12.00	1948	60	0.00	AV	A	1.00	2,600
02	SHED/FR			L	138	12.00	1948	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,176		32.83	38,612
FFL	1ST FLOOR	1,668	1,668		164.31	274,062
HST	HALF STORY	364	728		82.15	59,807
OFP	OPEN PORCH	0	128		16.69	2,136
PAT	PATIO	0	168		7.82	1,314
Ttl Gross Liv / Lease Area		2,032	3,868			375,932



CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW					
MALONI FAMILY FARMS LLC 751 MAIN ST WILBRAHAM MA 01095 GIS ID F_390070_2844887		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed										
						RESIDNTL.	017	263200	263,200										
						RES LAND	017	149000	149,000										
						RESIDNTL.	017	59800	59,800										
		DRAINAGE		VIEW	COMMUNITY	COMM LAND	712	49000	9,500										
		SUPPLEMENTAL DATA				COMM LAND	714	21400	4,200										
		Alt Prcl ID SP Permit Chapter Land 61A OC Dates 8/1/2011 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMM LAND	718	1800	100								
						Total		544,200	485,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
								2024	017	228,000	2023	017	209,200	2022	017	188,800			
									017	149,000		017	137,000		017	124,600			
									017	59,800		017	48,200		017	48,200			
									712	8,800		712	8,100		712	7,400			
								Total	450,000	Total	406,600	Total	372,700						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int			
									APPRAISED VALUE SUMMARY										
Total																			
ASSESSING NEIGHBORHOOD									Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value										
Nbhd		Nbhd Name		Tracing		Batch													
0001						MG													
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					
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
											LAND						0.9		
Total Card Land Units							Parcel Total Land Area:							Total Land Value					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																		
Element		Cd	Description				Element		Cd	Description														
Style							Central Vac																	
Model							Basement Floor																	
Grade							Bsmt Garage																	
Stories							Units																	
Foundation																								
Exterior Wall 1																								
Exterior Wall 2																								
Roof Structure																								
Roof Cover																								
Interior Wall 1																								
Interior Wall 2																								
Interior Floor 1																								
Interior Floor 2																								
Heat Fuel																								
Heat Type																								
AC Type																								
Bedrooms																								
Full Baths																								
Half Baths																								
Extra Fixtures																								
Total Rooms																								
Bath Style																								
Half Bath Style																								
Kitchens																								
Kitchen Style																								
Extra Kitchens																								
Extra Kitchen St																								
FBM Sqft																								
FBM Quality																								
FIN ATC Sqft																								
FIN ATC Quality																								
Fireplaces																								
WS Flues																								
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											
83	SIGN			L	20	28.75	1990	60	0.00	AV	A	1.00	300											
02	SHED/FR			L	320	12.00	2015	70	0.00	GD	V	1.50	4,000											
14	SCRN HSE			L	160	20.00	2015	70	0.00	GD	A	1.00	2,200											
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2016	70	1.00			0.00	0											
FINB	FINSHDwBA			L	140	60.00	2021	70	0.00	GD	A	1.00	5,900											
BUILDING SUB-AREA SUMMARY SECTION																								
Subarea	Description				Living		Gross		Eff Area		Unit Cost		Undeprec Value											
Ttl Gross Liv / Lease Area																								