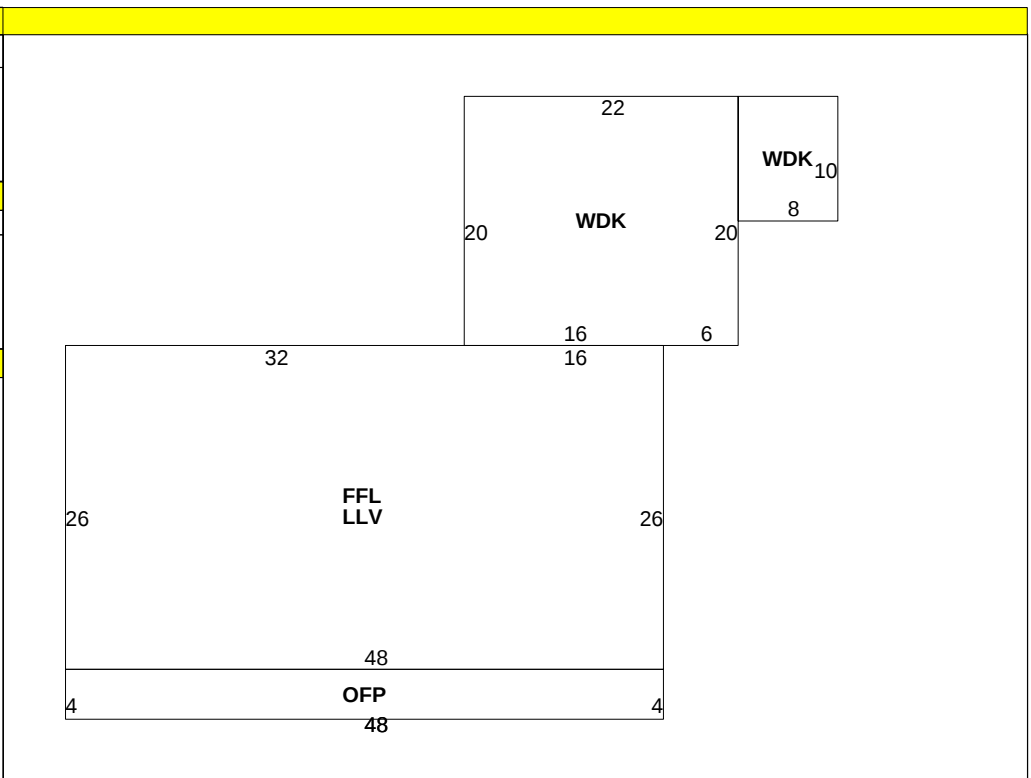


CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																
T + K REALTY LLC 105 HILLSIDE DR EAST LONGMEADOW, MA 01028 Additional Owners:																				Description		Code		Appraised Value		Assessed Value								
																						COMMERC.		316		170,100		170,100						
																						COMM LAND		316		172,400		172,400						
																						COMMERC.		316		600		600						
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380702_2847741										Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#														
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
T + K REALTY LLC										35959/ LC		05/14/2014		U	I	191,000		1V	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
KIRKPATRICK MARK D HEIRS + DEV OF										13634/ 67		09/30/2003		U	I	255,000		G	2015	316	48,100		2014	B	144,200		2013	B	147,500					
MAMANE,BENJAMIN										LC029227		11/24/1999		U	I	145,000		G	2015	316	164,500		2014	L	85,800		2013	L	85,800					
CARROLL WILLIAM P,										11012/ 492		11/24/1999		U	I	145,000		G	2015	316	600		2014	O	2,100		2013	O	2,100					
CARROLL WILLIAM P,										LCO2-6726		11/23/1994		U	I	140,000		G																
SCHREIBER WARREN E										LCO2-4722		07/03/1990		U	I	1		A																
																			Total:	213,200		Total:	232,100		Total:	235,400								
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description				Amount		Code	Description				Number		Amount		Comm. Int.																	
										Total:												APPRAISED VALUE SUMMARY												
																						Appraised Bldg. Value (Card)										48,100		
																						Appraised XF (B) Value (Bldg)										0		
																						Appraised OB (L) Value (Bldg)										600		
																						Appraised Land Value (Bldg)										172,400		
																						Special Land Value										0		
																						Total Appraised Parcel Value										343,100		
																						Valuation Method:										C		
																						Adjustment:										0		
																						Net Total Appraised Parcel Value										343,100		
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						
201500675		04/01/2015		60		COMM BLDG		157,260		06/19/2015		35				2 BUILDINGS (60X100X		06/19/2015						317		15		PERMIT VISIT						
3		01/01/1995		MN		Manual Note		7,000				0				ALTERATION		05/15/2015						317		15		PERMIT VISIT						
216		07/01/1988		MN		Manual Note		80,000				0				SFD		03/06/2015		02				105		15		PERMIT VISIT						
216A		07/01/1988		MN		Manual Note		80,000				0				SFR		07/11/2014						317		3		MEAS+INSPCTD						
																		04/02/2004						250		22		MAILER SENT						
LAND LINE VALUATION SECTION																																		
B #	Use Code	Use Description				Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value									
1	316	COM WHS				COM				40,000		SF	3.10	1.1000	D	1.0000	1.00	BA	1.00					1.00	3.41	136,400								
1	316	COM WHS				COM				1.50		AC	48,000.00	1.0000	0	1.0000	0.50	MA	1.00	WET1				1.00	24,000.00	36,000								
Total Card Land Units:										2.42		AC	Parcel Total Land Area:2.42 AC										Total Land Value:										172,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1						
Occupancy	1						
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft	1248						
Bldg Use	316		COM WHS				
Total Rooms	6						
Bedrooms							
Full Baths	0						
Half Baths	0						
Extra Fixtures	0						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	N		NONE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality	1						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	192	7.48	1989	A		FR	40	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,248	1,248		44.78	55,880
LLV	LOWR LEVEL	0	1,248		11.19	13,970
OFP	OPEN PORCH	0	192		4.43	851
WDK	WOOD DECK	0	520		6.29	3,269
Ttl. Gross Liv/Lease Area:		1,248	3,208	1,652		73,969



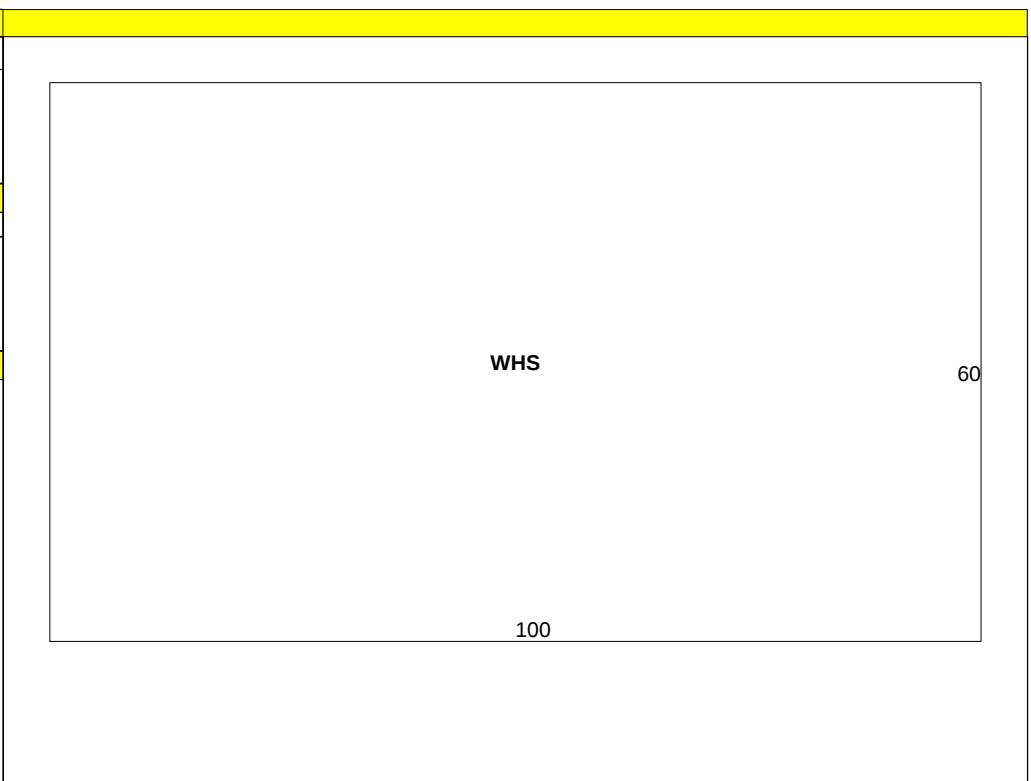
Print Date: 11/25/2015 13:54

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT										
T + K REALTY LLC 105 HILLSIDE DR EAST LONGMEADOW, MA 01028 Additional Owners:																				Description		Code		Appraised Value		Assessed Value				
																				COMMERC.		316		170,100		170,100				
																				COMM LAND		316		172,400		172,400				
																				COMMERC.		316		600		600				
SUPPLEMENTAL DATA																VISION														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380702_2847741								Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																						
Total																343,100		343,100												
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
T + K REALTY LLC KIRKPATRICK MARK D HEIRS + DEV OF MAMANE,BENJAMIN CARROLL WILLIAM P, CARROLL WILLIAM P, SCHREIBER WARREN E				35959/ LC 13634/ 67 LC029227 11012/ 492 LCO2-6726 LCO2-4722				05/14/2014 09/30/2003 11/24/1999 11/24/1999 11/23/1994 07/03/1990				U	I	191,000 255,000 145,000 145,000 140,000 1				1V	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
																			2015	316	48,100		2014	B	144,200		2013	B	147,500	
																			2015	316	164,500		2014	L	85,800		2013	L	85,800	
																			2015	316	600		2014	O	2,100		2013	O	2,100	
																			Total:		213,200		Total:	232,100		Total:	235,400			
EXEMPTIONS				OTHER ASSESSMENTS																This signature acknowledges a visit by a Data Collector or Assessor										
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.																	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1						
Occupancy				MIXED USE			
Exterior Wall 1	22		STEEL	Code	Description		Percentage
Exterior Wall 2				316	COM WHS		100
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	3		OTHER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		56.59	
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost		254,670	
Heating Type	7		UNIT HTRS	AYB		2015	
AC Percent	50			EYB		2014	
FBM Sqft				Dep Code		GD	
Bldg Use	316		COM WHS	Remodel Rating			
Total Rooms	1			Year Remodeled			
Bedrooms				Dep %		0	
Full Baths				Functional Obslnc			
Half Baths				External Obslnc			
Extra Fixtures				Cost Trend Factor			
#Heat Sys	1			Condition		NC	
Frame	2		STEEL	% Complete		35	
Bath Style	A		AVERAGE	Overall % Cond		35	
Foundation	1		CONCRETE	Apprais Val		89,100	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	20			Dep Ovr Comment		0	
FBM Quality				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
WHS	WAREHOUSE	600,000	6,000		42.44	254,670	
Ttl. Gross Liv/Lease Area:		600,000	6,000	4,500		254,670	



Property Location: 40 SPRUCE ST
Vision ID: 2218

Account #2256

MAP ID:28A/ 47A/ 0/ /

Bldg #: 3 of 3

Bldg Name:

Sec #: 1 of 1

Card 3 of 3

State Use:316

Print Date:11/25/2015 13:54

CURRENT OWNER

T + K REALTY LLC

105 HILLSIDE DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Code

316

316

316

Appraised Value

170,100

172,400

600

Assessed Value

170,100

172,400

600

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_380702_2847741

Received

Prior ID

Owner Occ

Final Area

Current Ac.

ASSOC PID#

1006

AST LONGMEADOW, M

VISION

Total

343,100

343,100

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

T + K REALTY LLC

35959/ LC

05/14/2014

U

I

191,000

1V

KIRKPATRICK MARK D HEIRS + DEV OF

13634/ 67

09/30/2003

U

I

255,000

G

MAMANE,BENJAMIN

LC029227

11/24/1999

U

I

145,000

G

CARROLL WILLIAM P,

11012/ 492

11/24/1999

U

I

145,000

G

CARROLL WILLIAM P,

LCO2-6726

11/23/1994

U

I

140,000

G

SCHREIBER WARREN E

LCO2-4722

07/03/1990

U

I

1

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

316

48,100

2014

B

144,200

2013

B

147,500

2015

316

164,500

2014

L

85,800

2013

L

85,800

2015

316

600

2014

O

2,100

2013

O

2,100

Total:

213,200

Total:

232,100

Total:

235,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

NC=RECK COMM BLDGS 6/16

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

32,900

0

0

0

0

343,100

C

0

343,100

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/19/2015

317

15

PERMIT VISIT

05/15/2015

317

15

PERMIT VISIT

03/06/2015

02

105

15

PERMIT VISIT

07/11/2014

317

3

MEAS+INSPCTD

04/02/2004

250

22

MAILER SENT

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

3

316

COM WHS

0 SF

0.00

1.0000

1.0000

1.00

0.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

2.42 AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1						
Occupancy				MIXED USE			
Exterior Wall 1	22		STEEL	Code	Description		Percentage
Exterior Wall 2				316	COM WHS		100
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	3		OTHER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		69.66	
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost		94,046	
Heating Type	7		UNIT HTRS	AYB		2015	
AC Percent	50			EYB		2014	
FBM Sqft				Dep Code		GD	
Bldg Use	316		COM WHS	Remodel Rating			
Total Rooms				Year Remodeled			
Bedrooms				Dep %		0	
Full Baths				Functional Obslnc			
Half Baths				External Obslnc			
Extra Fixtures				Cost Trend Factor			
#Heat Sys	1			Condition		NC	
Frame	2		STEEL	% Complete		35	
Bath Style	A		AVERAGE	Overall % Cond		35	
Foundation	1		CONCRETE	Apprais Val		32,900	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	20			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
WHS	WAREHOUSE	180,000	1,800		52.25	94,046	
Ttl. Gross Liv/Lease Area:		180,000	1,800	1,350		94,046	

