

Property Location: 11-15 VREELAND AV

Account #2500

MAP ID:2B/ 80/ 3/ /

Bldg Name:

State Use:340

Vision ID: 2457

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/25/2015 14:50

|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       |                                                                     |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
|-----------------------------|------------|----------------------------------------------------------------------------------------------------------------|-------------|-------------------|-------------|------------------------------------------------------------------------------|------------|-----------------------|---------------------------------------------------------------------|-----------------------------------------------------------------|----------------|-----------------------|---------|----------------|------------|-----------------|----------------|-----------------|------------|--|
| CURRENT OWNER               |            | TOPO.                                                                                                          | UTILITIES   | STRT./ROAD        | LOCATION    | CURRENT ASSESSMENT                                                           |            |                       |                                                                     | <div>1006</div> <div>AST LONGMEADOW, MA</div> <div>VISION</div> |                |                       |         |                |            |                 |                |                 |            |  |
| ROGUE HOLDINGS LLC          |            |                                                                                                                | 1 TYPCL     |                   |             | Description                                                                  | Code       | Appraised Value       | Assessed Value                                                      |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
| 15 VREELAND AVE             |            |                                                                                                                |             |                   |             | COMMERC.                                                                     | 340        | 333,900               | 333,900                                                             |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
| EAST LONGMEADOW, MA 01028   |            |                                                                                                                |             |                   |             | COMM LAND                                                                    | 340        | 116,300               | 116,300                                                             |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
| Additional Owners:          |            | SUPPLEMENTAL DATA                                                                                              |             |                   |             | COMMERC.                                                                     | 340        | 11,100                | 11,100                                                              |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
|                             |            | Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates 2/22/2013<br>In+Ex FY<br>Mailed<br>GIS ID: F_376407_2855419 |             |                   |             | Received<br>Prior ID<br>Owner Occ<br>Final Area<br>Current Ac.<br>ASSOC PID# |            |                       |                                                                     |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             | Total                                                                        |            |                       |                                                                     | 461,300                                                         | 461,300        |                       |         |                |            |                 |                |                 |            |  |
| RECORD OF OWNERSHIP         |            | BK-VOL/PAGE                                                                                                    |             | SALE DATE         | q/u         | v/i                                                                          | SALE PRICE | V.C.                  | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
| ROGUE HOLDINGS LLC          |            | 19620/ 361                                                                                                     |             | 12/31/2012        | U           | I                                                                            | 637,500    | 1V                    | Yr.                                                                 | Code                                                            | Assessed Value | Yr.                   | Code    | Assessed Value | Yr.        | Code            | Assessed Value |                 |            |  |
| NOWAK EUGENE J              |            | LC001-5844                                                                                                     |             | 09/18/1972        | U           | I                                                                            | 0          |                       | 2015                                                                | 340                                                             | 333,900        | 2014                  | B       | 326,900        | 2013       | B               | 268,400        |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | 2015                                                                | 340                                                             | 116,300        | 2014                  | L       | 107,300        | 2013       | L               | 107,300        |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | 2015                                                                | 340                                                             | 11,100         | 2014                  | O       | 15,200         | 2013       | O               | 12,200         |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Total:                                                              |                                                                 | 461,300        | Total:                |         | 449,400        | Total:     |                 | 387,900        |                 |            |  |
| EXEMPTIONS                  |            |                                                                                                                |             | OTHER ASSESSMENTS |             |                                                                              |            |                       |                                                                     |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
| Year                        | Type       | Description                                                                                                    | Amount      | Code              | Description | Number                                                                       | Amount     | Comm. Int.            | This signature acknowledges a visit by a Data Collector or Assessor |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | APPRAISED VALUE SUMMARY                                             |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                | Total:      |                   |             |                                                                              |            |                       | Appraised Bldg. Value (Card)                                        |                                                                 |                |                       | 333,900 |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Appraised XF (B) Value (Bldg)                                       |                                                                 |                |                       | 0       |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Appraised OB (L) Value (Bldg)                                       |                                                                 |                |                       | 11,100  |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Appraised Land Value (Bldg)                                         |                                                                 |                |                       | 116,300 |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Special Land Value                                                  |                                                                 |                |                       | 0       |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Total Appraised Parcel Value                                        |                                                                 |                |                       | 461,300 |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Valuation Method:                                                   |                                                                 |                |                       | C       |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Adjustment:                                                         |                                                                 |                |                       | 0       |                |            |                 |                |                 |            |  |
|                             |            |                                                                                                                |             |                   |             |                                                                              |            |                       | Net Total Appraised Parcel Value                                    |                                                                 |                |                       | 461,300 |                |            |                 |                |                 |            |  |
| 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 |            |                 |                |                 |            |  |
| 201203540                   | 12/04/2012 | 7                                                                                                              | REMODEL     | 9,980             |             | 0                                                                            |            | OC 2/22/2013 ERECT ST | 05/10/2013                                                          |                                                                 |                | 105                   | 14      | INSPECTED      |            |                 |                |                 |            |  |
| 4                           | 01/06/2003 | 6                                                                                                              | SIGN        | 1,000             |             | 0                                                                            |            |                       | 01/11/2013                                                          |                                                                 |                | 317                   | 3       | MEAS+INSPCTD   |            |                 |                |                 |            |  |
| 276                         | 09/27/2002 | 9                                                                                                              | ALTERATION  | 345,315           |             | 0                                                                            |            | CREATE PEDIATRIC O    | 04/27/2004                                                          |                                                                 |                | 303                   | 15      | PERMIT VISIT   |            |                 |                |                 |            |  |
| 312                         | 12/05/2001 | 12                                                                                                             | REROOF      | 10,000            |             | 0                                                                            |            | NVC                   | 05/27/2003                                                          |                                                                 |                | 200                   | 3       | MEAS+INSPCTD   |            |                 |                |                 |            |  |
| 209                         | 08/09/1995 | MN                                                                                                             | Manual Note | 400               |             | 0                                                                            |            | SIGN                  | 03/01/2002                                                          |                                                                 |                | 105                   | 15      | PERMIT VISIT   |            |                 |                |                 |            |  |
| 106                         | 05/03/1995 | MN                                                                                                             | Manual Note | 500               |             | 0                                                                            |            | SIGN                  |                                                                     |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
| 181                         | 07/01/1994 | MN                                                                                                             | Manual Note | 1,500             |             | 0                                                                            |            | SIGN                  |                                                                     |                                                                 |                |                       |         |                |            |                 |                |                 |            |  |
| 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                           | 340        | OFFICE                                                                                                         | BUS         |                   |             |                                                                              | 28,153     | SF                    | 3.75                                                                | 1.1000                                                          | D              | 1.0000                |         | 1.00           | BA         |                 | 1.00           | 4.13            | 116,300    |  |
| Total Card Land Units:      |            |                                                                                                                | 0.65        |                   | AC          | Parcel Total Land Area:                                                      |            |                       | 0.65 AC                                                             |                                                                 |                | Total Land Value:     |         |                |            |                 |                |                 | 116,300    |  |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |
| Style               | 72   |     | OFFICE-PRO  |                                 |             |     |             |
| Model               | 94   |     | COMMERCIAL  |                                 |             |     |             |
| Grade               | C    |     | AVERAGE     |                                 |             |     |             |
| Stories             | 1.00 |     | 1 STORY     |                                 |             |     |             |
| Occupancy           | 3    |     |             | MIXED USE                       |             |     |             |
| Exterior Wall 1     | 6    |     | STUCCO      | Code                            | Description |     | Percentage  |
| Exterior Wall 2     |      |     |             | 340                             | OFFICE      |     | 100         |
| Roof Structure      | 1    |     | GABLE       |                                 |             |     |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |     |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |     |             |
| Interior Wall 2     |      |     |             | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 1    | 14   |     | ASPHL TILE  | Adj. Base Rate:                 |             |     | 75.54       |
| Interior Floor 2    | 4    |     | CARPET      |                                 |             |     |             |
| Heating Fuel        | 2    |     | GAS         | Replace Cost                    |             |     | 439,338     |
| Heating Type        | 1    |     | FORCED H/A  | AYB                             |             |     | 1975        |
| AC Percent          | 100  |     |             | EYB                             |             |     | 1990        |
| FBM Sqft            |      |     |             | Dep Code                        |             |     | VG          |
| Bldg Use            | 340  |     | OFFICE      | Remodel Rating                  |             |     |             |
| Total Rooms         | 0    |     |             | Year Remodeled                  |             |     |             |
| Bedrooms            | 0    |     |             | Dep %                           |             |     | 24          |
| Full Baths          | 0    |     |             | Functional ObsInc               |             |     |             |
| Half Baths          | 3    |     |             | External ObsInc                 |             |     |             |
| Extra Fixtures      | 17   |     |             | Cost Trend Factor               |             |     | 1           |
| #Heat Sys           | 1    |     |             | Condition                       |             |     |             |
| Frame               | 2    |     | STEEL       | % Complete                      |             |     |             |
| Bath Style          | A    |     | AVERAGE     | Overall % Cond                  |             |     | 76          |
| Foundation          | 6    |     | SLAB        | Apprais Val                     |             |     | 333,900     |
| Partitions          | T    |     | TYPICAL     | Dep % Ovr                       |             |     | 0           |
| Wall Height         | 12   |     |             | 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 |
| 85                                                             | PAVING      |     |              | L   | 11,280 | 1.61       | 2002 | A   |       | AV  | 55   | 10,000    |
| 78                                                             | LITE-DBL    |     |              | L   | 1      | 920.00     | 2002 | A   |       | GD  | 70   | 600       |
| 77                                                             | LITE-SIN    |     |              | L   | 1      | 690.00     | 2002 | A   |       | GD  | 70   | 500       |
|                                                                |             |     |              |     |        |            |      |     |       |     |      |           |
|                                                                |             |     |              |     |        |            |      |     |       |     |      |           |
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|                                                                |             |     |              |     |        |            |      |     |       |     |      |           |

| BUILDING SUB-AREA SUMMARY SECTION |                  |             |            |           |           |                 |
|-----------------------------------|------------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description      | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| EFP                               | ENCL PORCH       | 0           | 119        |           | 22.85     | 2,719           |
| FFL                               | 1ST FLOOR        | 5,400       | 5,400      |           | 75.54     | 407,913         |
| STG                               | STORAGE          | 0           | 49         |           | 30.83     | 1,511           |
| UFL                               | UNFIN UPPR FLOOR | 0           | 600        |           | 45.32     | 27,194          |
| Ttl. Gross Liv/Lease Area:        |                  | 5,400       | 6,168      | 5,816     |           | 439,338         |

| STG | EFP |     |
|-----|-----|-----|
| 7   | 7   | 17  |
| 7   | 7   | 17  |
| FFL |     | 66  |
|     |     | UFL |
| 60  |     | 60  |
|     |     | 90  |
|     |     | 10  |

**FFL 100% USABLE**