

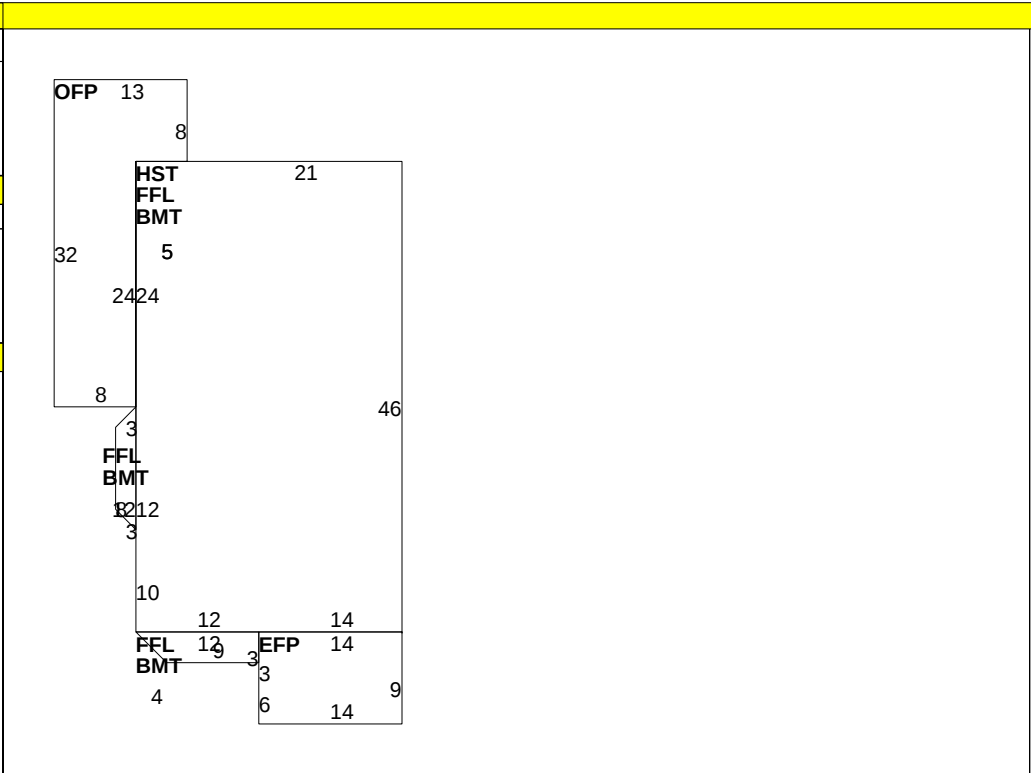
CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT							
SHADE TREE REALTY TRUST LE 280 ELM ST EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value	
																RESIDENTL.		013		57,750		57,750					
																RES LAND		013		88,050		88,050					
																RESIDENTL.		013		6,250		6,250					
SUPPLEMENTAL DATA												COMMERC.		031		304,550		304,550		VISION							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382334_2855717								Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#				COMM LAND		031		88,050		88,050									
												COMMERC.		031		239,950		239,950									
												Total				784,600		784,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
SHADE TREE REALTY TRUST LE GRAZIANO S MICHAEL +,				16537/ 423 05635/ 0456				02/12/2007 06/20/1984		U	I	95,000		1	A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
																2015	013	57,750		2014	B	409,300		2013	B	425,800	
																2015	013	88,050		2014	L	198,600		2013	L	198,600	
																2015	013	6,250		2014	O	244,400		2013	O	247,100	
																2015	031	304,550									
																2015	031	88,050									
																2015	031	239,950									
Total:		784,600		Total:		852,300		Total:		871,500																	
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:																											
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																
0001/A								031			MA																
NOTES														APPROXIMATE MARKET VALUES													
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED																											
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								
201203449	11/15/2012	GEN	GENERATOR		5,000			0					06/05/2013				105	15	PERMIT VISIT								
208	07/09/2010	12	REROOF		9,500			0			NVC		04/13/2011				317	2	MEASURED								
272	11/30/1998	4	ADDITION		146,500			0					04/13/2011				317	3	MEAS+INSPCTD								
247	09/01/1992	MN	Manual Note		100,000			0			GREENHOUSE		12/07/2010				317	15	PERMIT VISIT								
163	06/01/1992	MN	Manual Note		1,500			0			DEMOLITION		11/14/2000				200	15	PERMIT VISIT								
158	07/01/1990	MN	Manual Note		8,000			0			EFP REPAIR																
107	05/01/1990	MN	Manual Note		250			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	013	RES/COM		RA				80,063 SF	2.20	1.0000	C	1.0000	1.00	CA	1.00			Spec Use	Spec Calc		1.00	2.20	176,100				
Total Card Land Units:									1.84 AC	Parcel Total Land Area:					1.84 AC	Total Land Value:									176,100		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		BUNGALOW	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.5			Int vs Ext			
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	5		ASBESTOS	Code	Description		Percentage
Exterior Wall 2				013	RES/COM		50
Roof Structure	1		GABLE	031	MixComRes		50
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			73.14
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			158,275
AC Type	01		NONE	AYB			1920
Bedrooms	3			EYB			1987
Full Baths	1			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %			27
Bath Style	G			Functional Obslnc			
Kitchen Style			GOOD	External Obslnc			
Kitchens				Cost Trend Factor			1
Extra Kitchens				Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond			73
Bsmt Garage				Apprais Val			115,500
Units				Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces				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
03	GARAGE	OB	Outbuilding	L	690	28.18	1950	A		AV	60	11,700
02	SHED/FR			L	176	7.48	1960	A		AV	60	800
GEN	GENERATOR			B	1	0.00	1987	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,248		14.65	18,285
EFP	ENCL PORCH	0	126		22.06	2,779
FFL	1ST FLOOR	1,248	1,248		73.14	91,279
HST	HALF STORY	598	1,196		36.57	43,738
OFP	OPEN PORCH	0	296		7.41	2,194

Ttl. Gross Liv/Lease Area:		1,846	4,114	2,164		158,275
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CURRENT OWNER					TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT								
SHADE TREE REALTY TRUST LE 280 ELM ST EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL									Description		Code		Appraised Value		Assessed Value		
																	RESIDENTL.		013		57,750		57,750		
																	RES LAND		013		88,050		88,050		
																	RESIDENTL.		013		6,250		6,250		
																	COMMERC.		031		304,550		304,550		
																	COMM LAND		031		88,050		88,050		
																	COMMERC.		031		239,950		239,950		
																			Total		784,600		784,600		
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
SHADE TREE REALTY TRUST LE GRAZIANO S MICHAEL +,					16537/ 423 05635/ 0456			02/12/2007 06/20/1984		U	I	1	A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
														2015	013	57,750		2014	B	409,300		2013	B	425,800	
														2015	013	88,050		2014	L	198,600		2013	L	198,600	
														2015	013	6,250		2014	O	244,400		2013	O	247,100	
														2015	031	304,550									
														2015	031	88,050									
														2015	031	239,950									
Total:														784,600		Total:		852,300		Total:		871,500			
EXEMPTIONS					OTHER ASSESSMENTS																				
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor									
Total:																									
ASSESSING NEIGHBORHOOD															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										
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A								031			MA														
NOTES																									
GRAZIANO GREENHOUSES HSE COMPLETELY UPDATED																									
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				
																06/05/2013 04/13/2011 04/13/2011 12/07/2010 11/14/2000			105 317 317 317 200	15 3 2 15 15	PERMIT VISIT MEAS+INSPCTD MEASURED PERMIT VISIT PERMIT VISIT				
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
2	031	MixComRes			RA				0	SF	0.00	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc		.00	0.00	0
Total Card Land Units:										0.00 AC		Parcel Total Land Area:1.84 AC						Total Land Value:							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	1.50		1 1/2 STORIES				
Occupancy	1			MIXED USE			
Exterior Wall 1	26		WOOD	Code	Description		Percentage
Exterior Wall 2	6		STUCCO	031	MixComRes		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		63.71	
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS	Replace Cost		262,476	
Heating Type	1		FORCED H/A	AYB		1987	
AC Percent	0			EYB		2007	
FBM Sqft				Dep Code		EX	
Bldg Use	031		MixComRes	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		7	
Full Baths	0			Functional Obslnc			
Half Baths	1			External Obslnc			
Frame	1		WOOD	Cost Trend Factor			
Partitions	T		TYPICAL	Condition			
Wall Height	12			% Complete			
FBM Quality				Overall % Cond		93	
				Apprais Val		244,100	
				Dep % Ovr		0	
				Dep Ovr Comment			
				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
45	GAR,HI			L	3,192	33.35	1985	G		GD	70	93,100
83	SIGN			L	10	28.75	1990	A		GD	70	200
25	GRNHSE-G			L	9,120	23.00	1992	A		AV	55	115,400
77	LITE-SIN			L	3	690.00	1999	A		GD	70	1,400
86	CONC PAV			L	7,000	2.30	1999	E		GD	70	19,700
88	FENCE-6			L	250	9.78	1990	A		GD	70	1,700
77	LITE-SIN			L	5	690.00	1987	F		FR	40	1,200
14	SCRN HSE			L	64	14.95	1999	V		GD	70	1,000
81	COOLER	EX	Extra Feature	B	64	46.00	2007	A	1	AV	93	2,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	895		12.74	11,404	
FFL	1ST FLOOR	3,393	3,393		63.71	216,161	
HST	HALF STORY	538	1,075		31.88	34,275	
UCN	UNFIN CAN	0	194		3.28	637	
Ttl. Gross Liv/Lease Area:		3,931	5,557	4,120		262,476	

