

Property Location: 40 HARKNESS AV

Account #49

MAP ID:12/ 2/ 4/ /

Bldg Name:

State Use:325

Vision ID: 48

Account #49

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/24/2015 15:18

| CURRENT OWNER            |  | TOPO. | UTILITIES   | STRT./ROAD | LOCATION | CURRENT ASSESSMENT |      |                 |                | <div>1006</div> <div>AST LONGMEADOW, MA</div> <div>VISION</div> |         |
|--------------------------|--|-------|-------------|------------|----------|--------------------|------|-----------------|----------------|-----------------------------------------------------------------|---------|
| PHAM NGUYEN LLC          |  |       | 1 TYPCL     |            |          | Description        | Code | Appraised Value | Assessed Value |                                                                 |         |
| 8 GROVETON ST            |  |       |             |            |          | COMMERC.           | 325  | 184,400         | 184,400        |                                                                 |         |
| SPRINGFIELD, MA 01606    |  |       |             |            |          | COMM LAND          | 325  | 115,300         | 115,300        |                                                                 |         |
| Additional Owners:       |  |       |             |            |          | COMMERC.           | 325  | 6,800           | 6,800          |                                                                 |         |
| SUPPLEMENTAL DATA        |  |       |             |            |          | Total              |      |                 |                | 306,500                                                         | 306,500 |
| Other ID:                |  |       | Received    |            |          |                    |      |                 |                |                                                                 |         |
| SP Permit                |  |       | Prior ID    |            |          |                    |      |                 |                |                                                                 |         |
| Chapter Land             |  |       | Owner Occ   |            |          |                    |      |                 |                |                                                                 |         |
| OC Dates                 |  |       | Final Area  |            |          |                    |      |                 |                |                                                                 |         |
| In+Ex FY                 |  |       | Current Ac. |            |          |                    |      |                 |                |                                                                 |         |
| Mailed                   |  |       | ASSOC PID#  |            |          |                    |      |                 |                |                                                                 |         |
| GIS ID: F_376665_2855881 |  |       |             |            |          |                    |      |                 |                |                                                                 |         |

| RECORD OF OWNERSHIP                    |  | BK-VOL/PAGE | SALE DATE  | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) |      |                |        |      |                |        |      |                |
|----------------------------------------|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|--------|------|----------------|--------|------|----------------|
| PHAM NGUYEN LLC                        |  | 19701/ 519  | 02/26/2013 | U   | I   | 270,000    | 1K   | Yr.                            | Code | Assessed Value | Yr.    | Code | Assessed Value | Yr.    | Code | Assessed Value |
| PIONEER VALLEY GIRL SCOUTS,COUNCIL INC |  | 05137/ 0175 | 07/16/1981 | U   | I   | 0          |      | 2015                           | 325  | 184,400        | 2014   | B    | 139,000        | 2013   | B    | 139,200        |
|                                        |  |             |            |     |     |            |      | 2015                           | 325  | 115,300        | 2014   | L    | 110,000        | 2013   | L    | 110,000        |
|                                        |  |             |            |     |     |            |      | 2015                           | 325  | 6,800          | 2014   | O    | 5,800          | 2013   | O    | 6,800          |
|                                        |  |             |            |     |     |            |      | Total:                         |      | 306,500        | Total: |      | 254,800        | Total: |      | 256,000        |

| 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 |  |           |  |                   |         |       |
|------------------------|--|-----------|--|-------------------|---------|-------|
| NBHD/ SUB              |  | NBHD Name |  | Street Index Name | Tracing | Batch |
| 0001/A                 |  |           |  |                   | 325     | BG    |

| NOTES               |  |  |  |  |
|---------------------|--|--|--|--|
| GLAMOUR NAILS & SPA |  |  |  |  |

| 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 |  |  |
| 201302784              | 10/10/2013 | 6    | SIGN        | 9,500   | 04/25/2014 | 100     | 04/25/2014 | GLAMOUR NAILS (FRC | 04/25/2014  |                       |    | 317 | 14  | INSPECTED      |  |  |
| 201302421              | 07/25/2013 | 7    | REMODEL     | 204,000 | 04/25/2014 | 100     | 04/25/2014 | INTERIOR BUILDOUT  | 05/17/2013  |                       |    | 105 | 15  | PERMIT VISIT   |  |  |
| 22                     | 01/16/2009 | 7    | REMODEL     | 9,100   |            | 0       |            | INTERIOR REMODEL   | 103/15/2013 |                       |    | 317 | 3   | MEAS+INSPCTD   |  |  |
| 5                      | 01/05/2005 | 8    | RENOVATION  | 8,000   |            | 0       |            | INTERIOR           | 12/03/2009  |                       |    | 317 | 15  | PERMIT VISIT   |  |  |
| 25                     | 03/01/1994 | MN   | Manual Note | 1,500   |            | 0       |            | REMDLBATH          | 12/05/2005  |                       |    | 311 | 15  | PERMIT VISIT   |  |  |
| 265                    | 09/01/1993 | MN   | Manual Note | 400     |            | 0       |            | RAMP               |             |                       |    |     |     |                |  |  |
| 245                    | 11/01/1991 | MN   | Manual Note | 775     |            | 0       |            | SHED               |             |                       |    |     |     |                |  |  |

| 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                           | 325      | STORE           | BUS  |   |       |                         | 12,373 | SF         | 6.56      | 1.4200 | E         | 1.0000            |         | 1.00 | BG         |                 | 1.00       | 9.32            | 115,300    |         |
| Total Card Land Units:      |          |                 | 0.28 |   | AC    | Parcel Total Land Area: |        |            | 0.28 AC   |        |           | Total Land Value: |         |      |            |                 |            |                 |            | 115,300 |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch.     | Description |
| Style               | 71   |     | OFFICE      |                                 |             |         |             |
| Model               | 94   |     | COMMERCIAL  |                                 |             |         |             |
| Grade               | C    |     | AVERAGE     |                                 |             |         |             |
| Stories             | 1.00 |     | 1 Story     |                                 |             |         |             |
| Occupancy           | 1    |     |             | MIXED USE                       |             |         |             |
| Exterior Wall 1     | 4    |     | VINYL       | Code                            | Description |         | Percentage  |
| Exterior Wall 2     |      |     |             | 325                             | STORE       |         | 100         |
| Roof Structure      | 1    |     | GABLE       |                                 |             |         |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |         |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |         |             |
| Interior Wall 2     |      |     |             | COST/MARKET VALUATION           |             |         |             |
| Interior Floor 1    | 5    |     | LINO/VINYL  | Adj. Base Rate:                 |             | 82.51   |             |
| Interior Floor 2    |      |     |             |                                 |             |         |             |
| Heating Fuel        | 2    |     | GAS         | Replace Cost                    |             | 216,990 |             |
| Heating Type        | 1    |     | FORCED H/A  | AYB                             |             | 1970    |             |
| AC Percent          | 100  |     |             | EYB                             |             | 1999    |             |
| FBM Sqft            | 2176 |     |             | Dep Code                        |             | VG      |             |
| Bldg Use            | 325  |     | STORE       | Remodel Rating                  |             |         |             |
| Total Rooms         | 0    |     |             | Year Remodeled                  |             | 2014    |             |
| Bedrooms            | 0    |     |             | Dep %                           |             | 15      |             |
| Full Baths          | 0    |     |             | Functional Obslnc               |             |         |             |
| Half Baths          | 4    |     |             | External Obslnc                 |             |         |             |
| Extra Fixtures      | 3    |     |             | Cost Trend Factor               |             | 1       |             |
| #Heat Sys           | 1    |     |             | Condition                       |             |         |             |
| Frame               | 1    |     | WOOD        | % Complete                      |             |         |             |
| Bath Style          | A    |     | AVERAGE     | Overall % Cond                  |             | 85      |             |
| Foundation          | 1    |     | CONCRETE    | Apprais Val                     |             | 184,400 |             |
| Partitions          | T    |     | TYPICAL     | Dep % Ovr                       |             | 0       |             |
| Wall Height         | 12   |     |             | Dep Ovr Comment                 |             |         |             |
| FBM Quality         | 3    |     |             | 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   | 4,800 | 1.61       | 2013 | A   |       | GD  | 70   | 5,400     |
| 02                                                             | SHED/FR     |     |              | L   | 96    | 7.48       | 1990 | A   |       | AV  | 55   | 400       |
| 02                                                             | SHED/FR     |     |              | L   | 80    | 7.48       | 1990 | A   |       | AV  | 55   | 300       |
| 84                                                             | SIGN-ILU    |     |              | L   | 26    | 40.25      | 2013 | A   |       | GD  | 70   | 700       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 2,176      |           | 16.49     | 35,890          |
| CNP                               | CANOPY      | 0           | 144        |           | 4.01      | 578             |
| FFL                               | 1ST FLOOR   | 2,176       | 2,176      |           | 82.51     | 179,532         |
| WDK                               | WOOD DECK   | 0           | 84         |           | 11.79     | 990             |
| Ttl. Gross Liv/Lease Area:        |             | 2,176       | 4,580      | 2,630     |           | 216,990         |

