

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	96		INDUSTRIAL				
Grade	C+		AVG. (+)				
Stories	2.00		2 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	25		CONC.PANEL	Code	Description		Percentage
Exterior Wall 2				400	FACTORY		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL				
Interior Wall 2	4		SOLID WOOD	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		55.99	
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost		8,039,383	
Heating Type	1		FORCED H/A	AYB		1967	
AC Percent	100			EYB		1973	
FBM Sqft				Dep Code		AV	
Bldg Use	400		FACTORY	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		41	
Full Baths	0			Functional Obslnc			
Half Baths	4			External Obslnc			
Extra Fixtures	10			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		59	
Foundation	6		SLAB	Apprais Val		4,743,200	
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
83	SIGN			L	46	28.75	1970	E		GD	70	1,600
77	LITE-SIN			L	37	690.00	1972	G		AV	60	19,100
78	LITE-DBL			L	2	920.00	1972	G		AV	60	1,400
89	FENCE-8			L	5,186	12.65	1970	G		AV	60	49,200
PMP	PMP HSE			L	400	86.25	1989	V		VG	85	44,000
MN	MANUAL	OB	Outbuilding	L	48	30.00	1967	G		AV	60	1,100
MN	MANUAL	OB	Outbuilding	L	5,400	30.00	1994	G		AV	60	121,500
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
64	MEZ-FIN			B	24,868	27.60	1973	G	1	GD	59	506,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	3,600		11.20	40,311
FFL	1ST FLOOR	86,434	86,434		55.99	4,839,241
SFL	2ND FLOOR	56,438	56,438		55.99	3,159,834
Ttl. Gross Liv/Lease Area:		142,872	146,472	143,592		8,039,383



Property Location: 443 SHAKER RD

MAP ID:20/ 1/ 0/ /

Bldg Name:

State Use:400

Vision ID: 1188

Bldg #: 1 of 6

Sec #: 1 of 1

Card 2 of 7

Print Date:12/01/2016 10:48

CURRENT OWNER

CARTAMUNDI EAST LONGMEADOW

443 SHAKER RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

1006

AST LONGMEADOW, MA

SUPPLEMENTAL DATA

Other ID:

GIS ID: F_378841_2842776

ASSOC PID#

Total

29,433,900

29,433,900

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Total:

Total:

Total:

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

400

GG

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

4,743,200

Appraised XF (B) Value (Bldg)

639,000

Appraised OB (L) Value (Bldg)

237,900

Appraised Land Value (Bldg)

3,691,200

Special Land Value

0

Total Appraised Parcel Value

29,433,900

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

29,433,900

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 Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

52.68 AC

Total Land Value:

0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																							
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																				
						MIXED USE																							
						Code	Description			Percentage																			
						400	FACTORY			100																			
						COST/MARKET VALUATION																							
						Cost Trend Factor																							
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																	
61	ELEV-COMME			B	3	75,000.00	1973		1	AV	59	132,800																	
BUILDING SUB-AREA SUMMARY SECTION																													
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value																	
Ttl. Gross Liv/Lease Area:				0		0		0				8,039,383																	

No Photo On Record

No Photo On Record

CURRENT OWNER										TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT											
CARTAMUNDI EAST LONGMEADOW 443 SHAKER RD EAST LONGMEADOW, MA 01028 Additional Owners:													1 TYPCL									Description		Code		Appraised Value		Assessed Value					
																			INDUSTR.		400		23,946,500		23,946,500								
																			IND LAND		400		3,691,200		3,691,200								
																			INDUSTR.		400		1,796,200		1,796,200								
										SUPPLEMENTAL DATA																							
										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378841_2842776						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
																				Total		29,433,900		29,433,900									
RECORD OF OWNERSHIP										BK-VOL/PAGE			SALE DATE			q/u	v/i	SALE PRICE			V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CARTAMUNDI EAST LONGMEADOW LLC MILTON BRADLEY COMPANY										20855/ 597 03681/ 0189			09/01/2015 04/11/1972			U	I	19,426,597 0			1V	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
																						2016	400	23,972,300		2015	400	23,972,300		2014	B	25,957,800	
																						2016	400	3,691,200		2015	400	3,691,200		2014	L	3,869,100	
																						2016	400	1,796,200		2015	400	1,796,200		2014	O	1,260,300	
																			Total:		29,459,700		Total:		29,459,700		Total:		31,087,200				
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																				400				GG									
NOTES										Net Total Appraised Parcel Value 29,433,900																							
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									
																		04/29/2016				317	15	PERMIT VISIT									
																		06/05/2015				317	15	PERMIT VISIT									
																		03/20/2015				317	15	PERMIT VISIT									
																		04/25/2014				317	15	PERMIT VISIT									
																		04/27/2012				317	15	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	400	FACTORY			INDG				0 SF		0.00		0.7000	B	1.0000	1.00	GG	1.00					.00	0.00	0								
Total Card Land Units:										0.00 AC		Parcel Total Land Area:				52.68 AC				Total Land Value:													

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	43		WAREHOUSE									
Model	96		INDUSTRIAL									
Grade	C+		AVG. (+)									
Stories	1.00		1 STORY									
Occupancy	1			MIXED USE								
Exterior Wall 1	25		CONC.PANEL	Code	Description		Percentage					
Exterior Wall 2				400	FACTORY		100					
Roof Structure	4		FLAT									
Roof Cover	4		TAR+GRAVEL									
Interior Wall 1	6		AVERAGE	COST/MARKET VALUATION								
Interior Wall 2				Adj. Base Rate:			31.06					
Interior Floor 1	8		AVERAGE	Replace Cost			6,478,783					
Interior Floor 2				AYB			1969					
Heating Fuel	1		OIL	EYB			1982					
Heating Type	1		FORCED H/A	Dep Code			GD					
AC Percent	0			Remodel Rating								
FBM Sqft				Year Remodeled								
Bldg Use	400		FACTORY	Dep %			32					
Total Rooms	0			Functional Obslnc								
Bedrooms	0			External Obslnc								
Full Baths	0			Cost Trend Factor								
Half Baths	6			Condition								
Extra Fixtures	20			% Complete								
#Heat Sys	1			Overall % Cond			68					
Frame	2		STEEL	Apprais Val			4,405,600					
Bath Style	A		AVERAGE	Dep % Ovr			0					
Foundation	6		SLAB	Dep Ovr Comment								
Partitions	T		TYPICAL	Misc Imp Ovr			0					
Wall Height	24			Misc Imp Ovr Comment								
FBM Quality				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
46	AG BIN			L	400	2.30	1982	E		AV	60	1,000
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
FFL	1ST FLOOR			208,604		208,604				31.06		6,478,781
Ttl. Gross Liv/Lease Area:				208,604		208,604		208,604				6,478,783

FFL484

431431

484





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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	34		INDUSTRIAL				
Model	96		INDUSTRIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	25		CONC.PANEL	Code	Description		Percentage
Exterior Wall 2				400	FACTORY		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		29.94	
Interior Floor 1	12		CONCRETE				
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost		5,291,228	
Heating Type	1		FORCED H/A	AYB		1966	
AC Percent	100			EYB		1975	
FBM Sqft				Dep Code		AV	
Bldg Use	400		FACTORY	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		39	
Full Baths	0			Functional ObsInc			
Half Baths	8			External ObsInc			
Extra Fixtures	16			Cost Trend Factor			
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		61	
Foundation	6		SLAB	Apprais Val		3,227,600	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	22			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	EX	Extra Feature	L	769,551	1.61	1970	G		AV	60	929,200
72	TANK-AG			L	400,001	1.61	1970	G		GD	70	563,500
PMP	PMP HSE			L	575	86.25	1970	G		GD	70	43,400
72	TANK-AG			L	5,000	1.61	1966	A		AV	60	4,800
71	TANK-IG			L	10,000	1.55	1966	A		AV	60	9,300
02	SHED/FR			L	1,260	7.48	1966	F		AV	60	5,100
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
91	LOAD LEV			B	63	3,680.00	1975	A	1	AV	61	141,400
94	COMP FL			B	3,000	16.10	1975	A	1	AV	61	29,500

[illegible][illegible]

<i>Ttl. Gross Liv/Lease Area:</i>	176,700	176,700	176,700		5,291,228
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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																		
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description															
Style	34		INDUSTRIAL									FFL534												
Model	96		INDUSTRIAL																					
Grade	C+		AVG. (+)																					
Stories	1.00		1 STORY																					
Occupancy	1					MIXED USE																		
Exterior Wall 1	25		CONC.PANEL			Code	Description			Percentage														
Exterior Wall 2						400	FACTORY			100														
Roof Structure	4		FLAT																					
Roof Cover	4		TAR+GRAVEL																					
Interior Wall 1	5		MINIMUM																					
Interior Wall 2						COST/MARKET VALUATION																		
Interior Floor 1	12		CONCRETE			Adj. Base Rate:			29.85															
Interior Floor 2																								
Heating Fuel	2		GAS			Replace Cost			5,436,274															
Heating Type	1		FORCED H/A			AYB			1966															
AC Percent	100					EYB			1975															
FBM Sqft						Dep Code			AV			224												
Bldg Use	400		FACTORY			Remodel Rating																		
Total Rooms	0					Year Remodeled																		
Bedrooms	0					Dep %			39															
Full Baths	0					Functional Obslnc																		
Half Baths	6					External Obslnc						150												
Extra Fixtures	12					Cost Trend Factor																		
#Heat Sys	1					Condition																		
Frame	2		STEEL			% Complete																		
Bath Style	A		AVERAGE			Overall % Cond			61															
Foundation	6		SLAB			Apprais Val			3,316,100			310												
Partitions	T		TYPICAL			Dep % Ovr			0															
Wall Height	22					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												
83	SIGN			L	45	28.75	1970	F		FR	50	600												
83	SIGN			L	48	28.75	1982	A		AV	60	800												
83	SIGN			L	37	28.75	1980	A		AV	60	600												
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0												
BUILDING SUB-AREA SUMMARY SECTION																								
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value												
FFL	1ST FLOOR			182,136		182,136				29.85		5,436,268												
Ttl. Gross Liv/Lease Area:				182,136		182,136		182,136				5,436,274												

CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT												
CARTAMUNDI EAST LONGMEADOW 443 SHAKER RD EAST LONGMEADOW, MA 01028 Additional Owners:										1 TYPCL															INDUSTR. IND LAND INDUSTR.					400 400 400		23,946,500 3,691,200 1,796,200			23,946,500 3,691,200 1,796,200			1006 AST LONGMEADOW, M <				

No Photo On Record

Property Location: 443 SHAKER RD

Vision ID: 1188

Account #1218

Bldg #: 6 of 6

Sec #: 1 of 1

Card 7 of 7

MAP ID:20/ 1/ 0/ /

Bldg Name:

State Use:400

Print Date:12/01/2016 10:48

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
CARTAMUNDI EAST LONGMEADOW			1 TYPCL			Description	Code	Appraised Value	Assessed Value										
443 SHAKER RD						INDUSTR.	400	23,946,500	23,946,500										
EAST LONGMEADOW, MA 01028						IND LAND	400	3,691,200	3,691,200										
Additional Owners:						INDUSTR.	400	1,796,200	1,796,200										
SUPPLEMENTAL DATA						Total				29,433,900	29,433,900								
Other ID:			Received																
SP Permit			Field 7																
Chapter Land			Field 8																
OC Dates			Field 9																
In+Ex FY			Field 10																
Mailed			ASSOC PID#																
GIS ID: F_378841_2842776																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CARTAMUNDI EAST LONGMEADOW LLC		20855/ 597	09/01/2015	U	I	19,426,597	1V	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
MILTON BRADLEY COMPANY		03681/ 0189	04/11/1972	U	I	0		2016	400	23,972,300	2015	400	23,972,300	2014	B	25,957,800			
								2016	400	3,691,200	2015	400	3,691,200	2014	L	3,869,100			
								2016	400	1,796,200	2015	400	1,796,200	2014	O	1,260,300			
								Total:		29,459,700	Total:		29,459,700	Total:		31,087,200			
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										
									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										
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					
									04/29/2016			317	15	PERMIT VISIT					
									06/05/2015			317	15	PERMIT VISIT					
									03/20/2015			317	15	PERMIT VISIT					
									04/25/2014			317	15	PERMIT VISIT					
									04/27/2012			317	15	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
6	400	FACTORY	INDG				0 SF	0.00	0.7000	B	1.0000	1.00	GG	1.00			.00	0.00	0
Total Card Land Units:			0.00	AC	Parcel Total Land Area:			52.68 AC	Total Land Value:								0		

No Photo On Record