

Property Location: 42-44 BALDWIN ST  
Vision ID: 625

Account #647

MAP ID:16/ 108/ 14/ /  
Bldg #: 1 of 1

Bldg Name:  
Sec #: 1 of 1

Card 1 of 1

State Use:400  
Print Date:11/30/2016 16:25

|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               |                                                                     |                                                      |                         |            |                   |                          |                   |                                                              |                 |            |         |  |  |        |
|------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------|-------|-------------|-------------------|------------|-------------------------------------------------------------------------|-------------|----------|------------|--------------------|-------------------------|--------------------------------|-------------------------------|---------------------------------------------------------------------|------------------------------------------------------|-------------------------|------------|-------------------|--------------------------|-------------------|--------------------------------------------------------------|-----------------|------------|---------|--|--|--------|
| CURRENT OWNER                                                                                                                            |          |                 | TOPO. |             | UTILITIES         |            | STRT./ROAD                                                              |             | LOCATION |            | CURRENT ASSESSMENT |                         |                                |                               | <div>1006<br/>AST LONGMEADOW, MA</div> <div>VISION</div>            |                                                      |                         |            |                   |                          |                   |                                                              |                 |            |         |  |  |        |
| JOHNSON WILLAM F TR + SERRA DA<br>FRASER ABBOTT REALTY TRUST<br>35 FRASER DR<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners:      |          |                 |       |             | 1 TYPCL           |            |                                                                         |             |          |            | Description        |                         | Code                           |                               |                                                                     |                                                      |                         |            | Appraised Value   |                          | Assessed Value    |                                                              |                 |            |         |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            | INDUSTR.           |                         | 400                            |                               |                                                                     |                                                      |                         |            | 210,000           |                          | 210,000           |                                                              |                 |            |         |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         | IND LAND                       |                               |                                                                     |                                                      |                         |            | 400               |                          | 58,700            |                                                              | 58,700          |            |         |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            | INDUSTR.           |                         | 400                            |                               | 1,900                                                               |                                                      | 1,900                   |            |                   |                          |                   |                                                              |                 |            |         |  |  |        |
| SUPPLEMENTAL DATA                                                                                                                        |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               |                                                                     |                                                      |                         |            |                   |                          |                   |                                                              |                 |            |         |  |  |        |
| Other ID:<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID: F_379736_2850515                                     |          |                 |       |             |                   |            | Received<br>Field 7<br>Field 8<br>Field 9<br>Field 10<br><br>ASSOC PID# |             |          |            |                    |                         |                                |                               |                                                                     |                                                      |                         |            |                   |                          |                   |                                                              |                 |            |         |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            | Total              |                         |                                |                               |                                                                     |                                                      |                         | 270,600    |                   | 270,600                  |                   |                                                              |                 |            |         |  |  |        |
| RECORD OF OWNERSHIP                                                                                                                      |          |                 |       | BK-VOL/PAGE |                   | SALE DATE  |                                                                         | q/u         | v/i      | SALE PRICE |                    | V.C.                    | PREVIOUS ASSESSMENTS (HISTORY) |                               |                                                                     |                                                      |                         |            |                   |                          |                   |                                                              |                 |            |         |  |  |        |
| JOHNSON WILLAM F TR + SERRA DALE M TR                                                                                                    |          |                 |       | 03308/ 0588 |                   | 12/15/1967 |                                                                         | U           | I        | 0          |                    |                         | Yr.                            | Code                          | Assessed Value                                                      |                                                      | Yr.                     | Code       | Assessed Value    |                          | Yr.               | Code                                                         | Assessed Value  |            |         |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         | 2016                           | 400                           | 210,000                                                             |                                                      | 2015                    | 400        | 210,000           |                          | 2014              | B                                                            | 214,400         |            |         |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         | 2016                           | 400                           | 58,700                                                              |                                                      | 2015                    | 400        | 58,700            |                          | 2014              | L                                                            | 63,500          |            |         |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         | 2016                           | 400                           | 1,900                                                               |                                                      | 2015                    | 400        | 1,900             |                          | 2014              | O                                                            | 2,400           |            |         |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         | Total:                         |                               | 270,600                                                             |                                                      | Total:                  |            | 270,600           |                          | Total:            |                                                              | 280,300         |            |         |  |  |        |
| 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 |            |                   |                          |                   |                                                              |                 |            |         |  |  |        |
| NBHD/ SUB                                                                                                                                |          | NBHD Name       |       |             | Street Index Name |            |                                                                         | Tracing     |          |            | Batch              |                         |                                | Appraised Bldg. Value (Card)  |                                                                     |                                                      |                         |            |                   |                          |                   |                                                              |                 | 210,000    |         |  |  |        |
| 0001/A                                                                                                                                   |          |                 |       |             |                   |            |                                                                         | 400         |          |            | IA                 |                         |                                | Appraised XF (B) Value (Bldg) |                                                                     |                                                      |                         |            |                   |                          |                   |                                                              |                 | 0          |         |  |  |        |
| NOTES<br>AM HWY SIGN BLDG ATT TO 16/109/16 ,<br>TENANTS: CO-OP PAINTING, CMD, MUSIC<br>LESSONS, DUC PAC CORP, & OVERHEAD DOOR<br>STORAGE |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               | Appraised OB (L) Value (Bldg)                                       |                                                      |                         |            |                   |                          |                   |                                                              |                 |            | 1,900   |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               | Appraised Land Value (Bldg)                                         |                                                      |                         |            |                   |                          |                   |                                                              |                 |            | 58,700  |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               | Special Land Value                                                  |                                                      |                         |            |                   |                          |                   |                                                              |                 |            | 0       |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               | Total Appraised Parcel Value                                        |                                                      |                         |            |                   |                          |                   |                                                              |                 |            | 270,600 |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               | Valuation Method:                                                   |                                                      |                         |            |                   |                          |                   |                                                              |                 |            | C       |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               | Adjustment:                                                         |                                                      |                         |            |                   |                          |                   |                                                              |                 |            | 0       |  |  |        |
|                                                                                                                                          |          |                 |       |             |                   |            |                                                                         |             |          |            |                    |                         |                                |                               | Net Total Appraised Parcel Value                                    |                                                      |                         |            |                   |                          |                   |                                                              |                 |            | 270,600 |  |  |        |
| 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                                               |                 |            |         |  |  |        |
| 179                                                                                                                                      |          | 07/01/1993      |       | MN          | Manual Note       |            |                                                                         | 4,000       |          |            | 0                  |                         |                                | ALTERATION                    |                                                                     | 05/14/2004<br>01/20/1994<br>07/17/1992<br>05/02/1981 |                         |            |                   | 303<br>105<br>107<br>500 | 3<br>15<br>3<br>3 | MEAS+INSPCTD<br>PERMIT VISIT<br>MEAS+INSPCTD<br>MEAS+INSPCTD |                 |            |         |  |  |        |
| 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                                                                                                                                        | 400      | FACTORY         |       |             | IND               |            |                                                                         |             | 14,000   |            | SF                 | 5.98                    | 0.7000                         | B                             | 1.0000                                                              | 1.00                                                 | IA                      | 1.00       |                   |                          |                   |                                                              | 1.00            | 4.19       | 58,700  |  |  |        |
| Total Card Land Units:                                                                                                                   |          |                 |       |             |                   |            |                                                                         |             | 0.32     |            | AC                 | Parcel Total Land Area: |                                |                               |                                                                     | 0.32 AC                                              |                         |            | Total Land Value: |                          |                   |                                                              |                 |            |         |  |  | 58,700 |

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |     |             |  |  |
|---------------------|------|-----|-------------|---------------------------------|-------------|-----|-------------|--|--|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch. | Description |  |  |
| Style               | 33   |     | INDUST-LT   |                                 |             |     |             |  |  |
| Model               | 96   |     | INDUSTRIAL  |                                 |             |     |             |  |  |
| Grade               | C+   |     | AVG. (+)    |                                 |             |     |             |  |  |
| Stories             | 1.00 |     | 1 STORY     |                                 |             |     |             |  |  |
| Occupancy           | 5    |     |             | MIXED USE                       |             |     |             |  |  |
| Exterior Wall 1     | 21   |     | CONC BLOCK  | Code                            | Description |     | Percentage  |  |  |
| Exterior Wall 2     | 8    |     | BRICK VENR  | 400                             | FACTORY     |     | 100         |  |  |
| Roof Structure      | 4    |     | FLAT        |                                 |             |     |             |  |  |
| Roof Cover          | 4    |     | TAR+GRAVEL  |                                 |             |     |             |  |  |
| Interior Wall 1     | 5    |     | MINIMUM     | COST/MARKET VALUATION           |             |     |             |  |  |
| Interior Wall 2     | 1    |     | DRYWALL     | Adj. Base Rate:                 |             |     | 43.89       |  |  |
| Interior Floor 1    | 12   |     | CONCRETE    | Replace Cost                    |             |     | 287,730     |  |  |
| Interior Floor 2    | 4    |     | CARPET      | AYB                             |             |     | 1966        |  |  |
| Heating Fuel        | 1    |     | OIL         | EYB                             |             |     | 1987        |  |  |
| Heating Type        | 7    |     | UNIT HTRS   | Dep Code                        |             |     | GD          |  |  |
| AC Percent          | 25   |     |             | Remodel Rating                  |             |     |             |  |  |
| FBM Sqft            |      |     |             | Year Remodeled                  |             |     |             |  |  |
| Bldg Use            | 400  |     | FACTORY     | Dep %                           |             |     | 27          |  |  |
| Total Rooms         | 0    |     |             | Functional Obslnc               |             |     |             |  |  |
| Bedrooms            | 0    |     |             | External Obslnc                 |             |     |             |  |  |
| Full Baths          | 0    |     |             | Cost Trend Factor               |             |     | 1           |  |  |
| Half Baths          | 6    |     |             | Condition                       |             |     |             |  |  |
| Extra Fixtures      | 2    |     |             | % Complete                      |             |     |             |  |  |
| #Heat Sys           | 1    |     |             | Overall % Cond                  |             |     | 73          |  |  |
| Frame               | 2    |     | STEEL       | Apprais Val                     |             |     | 210,000     |  |  |
| Bath Style          | A    |     | AVERAGE     | Dep % Ovr                       |             |     | 0           |  |  |
| Foundation          | 3    |     | MASONRY     | Dep Ovr Comment                 |             |     |             |  |  |
| Partitions          | T    |     | TYPICAL     | Misc Imp Ovr                    |             |     | 0           |  |  |
| Wall Height         | 12   |     |             | 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 |
| 85                                                             | PAVING      |     |              | L   | 2,000 | 1.61       | 1960 | A   |       | AV  | 60   | 1,900     |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 2,296      |           | 8.78      | 20,148          |  |
| FFL                               | 1ST FLOOR   | 6,096       | 6,096      |           | 43.89     | 267,582         |  |
| Ttl. Gross Liv/Lease Area:        |             | 6,096       | 8,392      | 6,555     |           | 287,730         |  |

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