

Property Location: 45 INDUSTRIAL DR  
Vision ID: 5614

Account #5695

MAP ID: 8/ 1/ 8A/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 400

Print Date: 12/16/2017 02:49

| CURRENT OWNER               |            | TOPO.           | UTILITIES         | STRT./ROAD | LOCATION    | CURRENT ASSESSMENT |                         |                                |                                                                     | 1006<br>451ST LONGMEADOW, MA<br><br><b>VISION</b> |           |           |                |                |            |                   |            |                 |            |  |
|-----------------------------|------------|-----------------|-------------------|------------|-------------|--------------------|-------------------------|--------------------------------|---------------------------------------------------------------------|---------------------------------------------------|-----------|-----------|----------------|----------------|------------|-------------------|------------|-----------------|------------|--|
| OLEARY-VINCUNAS LLC         |            |                 | 1 TYPCL           |            |             | Description        | Code                    | Appraised Value                | Assessed Value                                                      |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| 200 SILVER ST - SUITE 201   |            |                 |                   |            |             | INDUSTR.           | 400                     | 1,436,600                      | 1,436,600                                                           |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| AGAWAM, MA 01001            |            |                 |                   |            |             | IND LAND           | 400                     | 427,000                        | 427,000                                                             |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| Additional Owners:          |            |                 |                   |            |             | INDUSTR.           | 400                     | 26,100                         | 26,100                                                              |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| SUPPLEMENTAL DATA           |            |                 |                   |            |             | Total              |                         |                                |                                                                     | 1,889,700                                         | 1,889,700 |           |                |                |            |                   |            |                 |            |  |
| Other ID:                   |            |                 | Received          |            |             |                    |                         |                                |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| SP Permit                   |            |                 | Field 7           |            |             |                    |                         |                                |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| Chapter Land                |            |                 | Field 8           |            |             |                    |                         |                                |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| OC Dates                    |            |                 | Field 9           |            |             |                    |                         |                                |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| In+Ex FY                    |            |                 | Field 10          |            |             |                    |                         |                                |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| Mailed                      |            |                 |                   |            |             |                    |                         |                                |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| GIS ID: F_377905_2844528    |            |                 | ASSOC PID#        |            |             |                    |                         |                                |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| RECORD OF OWNERSHIP         |            | BK-VOL/PAGE     | SALE DATE         | q/u        | v/i         | SALE PRICE         | V.C.                    | PREVIOUS ASSESSMENTS (HISTORY) |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| OLEARY-VINCUNAS LLC         |            | 20368/ 582      | 07/30/2014        | Q          | 1           | 1,850,000          | 00                      | Yr.                            | Code                                                                | Assessed Value                                    | Yr.       | Code      | Assessed Value | Yr.            | Code       | Assessed Value    |            |                 |            |  |
| BSSD REALTY LLC             |            | 09586/ 0138     | 08/09/1996        | U          | 1           | 1                  | A                       | 2017                           | 400                                                                 | 1,410,800                                         | 2016      | 400       | 1,433,800      | 2015           | 400        | 1,673,100         |            |                 |            |  |
| KIMBALL RICHARD R + DAVID   |            | 09586/ 0136     | 08/09/1996        | U          | 1           | 1                  | A                       | 2017                           | 400                                                                 | 454,400                                           | 2016      | 400       | 454,400        | 2015           | 400        | 454,400           |            |                 |            |  |
| KIMBALL RICHARD R + DAVID   |            | 05063/ 0058     | 01/30/1981        | U          | 1           | 0                  |                         | 2017                           | 400                                                                 | 26,100                                            | 2016      | 400       | 26,100         | 2015           | 400        | 39,000            |            |                 |            |  |
| Total:                      |            |                 |                   |            |             |                    |                         | 1,891,300                      |                                                                     | Total:                                            |           | 1,914,300 |                | Total:         |            | 2,166,500         |            |                 |            |  |
| EXEMPTIONS                  |            |                 | OTHER ASSESSMENTS |            |             |                    |                         |                                |                                                                     |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| Year                        | Type       | Description     | Amount            | Code       | Description | Number             | Amount                  | Comm. Int.                     | This signature acknowledges a visit by a Data Collector or Assessor |                                                   |           |           |                |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | APPRAISED VALUE SUMMARY                                             |                                                   |           |           |                |                |            |                   |            |                 |            |  |
| Total:                      |            |                 |                   |            |             |                    |                         |                                | Appraised Bldg. Value (Card)                                        |                                                   |           |           | 1,400,100      |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | Appraised XF (B) Value (Bldg)                                       |                                                   |           |           | 36,500         |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | Appraised OB (L) Value (Bldg)                                       |                                                   |           |           | 26,100         |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | Appraised Land Value (Bldg)                                         |                                                   |           |           | 427,000        |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | Special Land Value                                                  |                                                   |           |           | 0              |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | Total Appraised Parcel Value                                        |                                                   |           |           | 1,889,700      |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | Valuation Method:                                                   |                                                   |           |           | C              |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | Adjustment:                                                         |                                                   |           |           | 0              |                |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | Net Total Appraised Parcel Value                                    |                                                   |           |           | 1,889,700      |                |            |                   |            |                 |            |  |
| 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 |            |                   |            |                 |            |  |
| 347                         | 12/15/2000 | 6               | SIGN              | 1,500      |             | 0                  |                         |                                | 02/05/2017                                                          |                                                   |           | 317       | 16             | FIELDREV CHG   |            |                   |            |                 |            |  |
| 158                         | 06/26/1996 | MN              | Manual Note       | 1,750,000  |             | 0                  |                         | WAREHSE                        | 04/08/2015                                                          |                                                   |           | 105       | 3              | MEAS+INSPCTD   |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | 03/12/2015                                                          |                                                   |           | 105       | 15             | PERMIT VISIT   |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | 05/17/2013                                                          |                                                   |           | 105       | 15             | PERMIT VISIT   |            |                   |            |                 |            |  |
|                             |            |                 |                   |            |             |                    |                         |                                | 06/09/2004                                                          |                                                   |           | 303       | 3              | 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         | INDG              |            |             |                    | 130,680                 | SF                             | 2.48                                                                | 0.7000                                            | B         | 1.0000    | 1.00           | GG             | 1.00       |                   | 1.00       | 1.74            | 227,400    |  |
| 1                           | 400        | FACTORY         | INDG              |            |             |                    | 4.99                    | AC                             | 40,000.00                                                           | 1.0000                                            | 0         | 1.0000    | 1.00           | GG             | 1.00       |                   | 1.00       | 40,000.00       | 199,600    |  |
| Total Card Land Units:      |            |                 | 7.99              |            | AC          |                    | Parcel Total Land Area: |                                |                                                                     | 7.99 AC                                           |           |           |                |                |            | Total Land Value: |            |                 | 427,000    |  |

| CONSTRUCTION DETAIL                                            |             |     |               | CONSTRUCTION DETAIL (CONTINUED) |             |            |             |           |       |           |      |                 |
|----------------------------------------------------------------|-------------|-----|---------------|---------------------------------|-------------|------------|-------------|-----------|-------|-----------|------|-----------------|
| Element                                                        | Cd.         | Ch. | Description   | Element                         | Cd.         | Ch.        | Description |           |       |           |      |                 |
| Style                                                          | 34          |     | INDUSTRIAL    |                                 |             |            |             |           |       |           |      |                 |
| Model                                                          | 96          |     | INDUSTRIAL    |                                 |             |            |             |           |       |           |      |                 |
| Grade                                                          | C           |     | AVERAGE       |                                 |             |            |             |           |       |           |      |                 |
| Stories                                                        | 1.00        |     | 1 STORY       |                                 |             |            |             |           |       |           |      |                 |
| Occupancy                                                      | 1           |     |               | MIXED USE                       |             |            |             |           |       |           |      |                 |
| Exterior Wall 1                                                | 18          |     | CORREG STL    | Code                            | Description |            | Percentage  |           |       |           |      |                 |
| Exterior Wall 2                                                | 21          |     | CONC BLOCK    | 400                             | FACTORY     |            | 100         |           |       |           |      |                 |
| Roof Structure                                                 | 1           |     | GABLE         |                                 |             |            |             |           |       |           |      |                 |
| Roof Cover                                                     | 9           |     | METAL         |                                 |             |            |             |           |       |           |      |                 |
| Interior Wall 1                                                | 5           |     | MINIMUM       | COST/MARKET VALUATION           |             |            |             |           |       |           |      |                 |
| Interior Wall 2                                                | 1           |     | DRYWALL       | Adj. Base Rate:                 |             |            |             | 27.45     |       |           |      |                 |
| Interior Floor 1                                               | 12          |     | CONCRETE      | Replace Cost                    |             |            |             | 2,222,320 |       |           |      |                 |
| Interior Floor 2                                               | 4           |     | CARPET        | AYB                             |             |            |             | 1996      |       |           |      |                 |
| Heating Fuel                                                   | 2           |     | GAS           | EYB                             |             |            |             | 1995      |       |           |      |                 |
| Heating Type                                                   | 1           |     | FORCED H/A    | Dep Code                        |             |            |             | FA        |       |           |      |                 |
| AC Percent                                                     | 20          |     |               | Remodel Rating                  |             |            |             |           |       |           |      |                 |
| FBM Sqft                                                       |             |     |               | Year Remodeled                  |             |            |             |           |       |           |      |                 |
| Bldg Use                                                       | 400         |     | FACTORY       | Dep %                           |             |            |             | 22        |       |           |      |                 |
| Total Rooms                                                    | 0           |     |               | Functional Obslnc               |             |            |             |           |       |           |      |                 |
| Bedrooms                                                       | 0           |     |               | External Obslnc                 |             |            |             | 15        |       |           |      |                 |
| Full Baths                                                     | 0           |     |               | Cost Trend Factor               |             |            |             | 1         |       |           |      |                 |
| Half Baths                                                     | 5           |     |               | Condition                       |             |            |             |           |       |           |      |                 |
| Extra Fixtures                                                 | 25          |     |               | % Complete                      |             |            |             |           |       |           |      |                 |
| #Heat Sys                                                      | 1           |     |               | Overall % Cond                  |             |            |             | 63        |       |           |      |                 |
| Frame                                                          | 2           |     | STEEL         | Apprais Val                     |             |            |             | 1,400,100 |       |           |      |                 |
| Bath Style                                                     | A           |     | AVERAGE       | Dep % Ovr                       |             |            |             | 0         |       |           |      |                 |
| Foundation                                                     | 6           |     | SLAB          | Dep Ovr Comment                 |             |            |             |           |       |           |      |                 |
| Partitions                                                     | T           |     | TYPICAL       | Misc Imp Ovr                    |             |            |             | 0         |       |           |      |                 |
| Wall Height                                                    | 18          |     |               | 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                               | 25,000      | 1.61       | 1997        | A         |       | AV        | 60   | 24,200          |
| 77                                                             | LITE-SIN    |     |               | L                               | 2           | 690.00     | 1997        | A         |       | AV        | 60   | 800             |
| 78                                                             | LITE-DBL    |     |               | L                               | 2           | 920.00     | 1997        | A         |       | AV        | 60   | 1,100           |
| SPR                                                            | SPRINKLER   |     |               | L                               | 1           | 1.00       |             | Null      |       | AV        | 60   | 0               |
| 65                                                             | MEZ-UNF     | EX  | Extra Feature | B                               | 1,440       | 17.25      | 1995        | A         | 1     |           | 64   | 15,600          |
| 91                                                             | LOAD LEV    | EX  | Extra Feature | B                               | 9           | 3,680.00   | 1995        | A         | 1     |           | 100  | 20,900          |
| BUILDING SUB-AREA SUMMARY SECTION                              |             |     |               |                                 |             |            |             |           |       |           |      |                 |
| Code                                                           | Description |     |               | Living Area                     |             | Gross Area |             | Eff. Area |       | Unit Cost |      | Undeprec. Value |
| CNP                                                            | CANOPY      |     |               | 0                               |             | 133        |             |           |       | 1.44      |      | 192             |
| FFL                                                            | 1ST FLOOR   |     |               | 65,200                          |             | 65,200     |             |           |       | 27.45     |      | 1,789,890       |
| OFC                                                            | OFFICE      |     |               | 15,745                          |             | 15,745     |             |           |       | 27.45     |      | 432,236         |
| Ttl. Gross Liv/Lease Area:                                     |             |     |               | 80,945                          |             | 81,078     |             | 80,952    |       |           |      | 2,222,320       |

238

40

220

177

264

24

24

60

60

58

214

214

40

104

23

19

25

OFC

CNP

FFL

280

No Photo On Record