

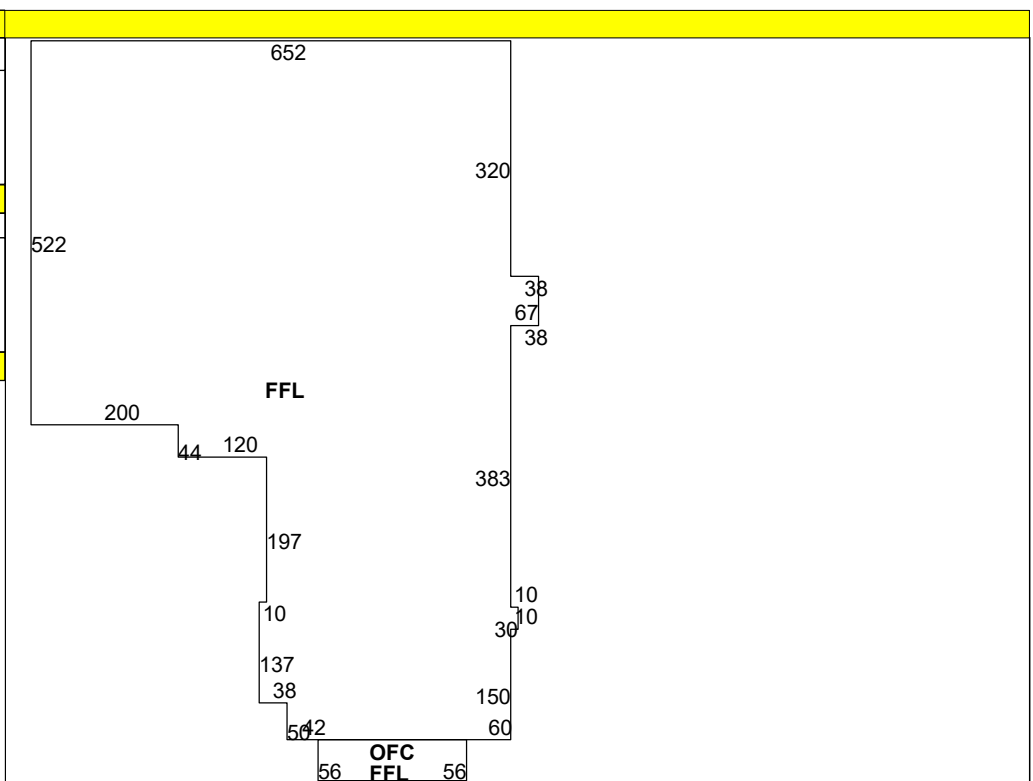
CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT										
ASM + COMPANY INC C/O IRWIN INDUSTRIAL TOOL CO PO BOX 1029 DUBLIN, PA 18917 Additional Owners:														1				TYPCL								Description				Code		Appraised Value		Assessed Value		
																										INDUSTR.				400		9,578,100		9,578,100		
																										IND LAND				400		2,091,900		2,091,900		
																										INDUSTR.				400		422,900		422,900		
										SUPPLEMENTAL DATA																										
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378682_2846794										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																										
																								Total		12,092,900		12,092,900								
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
ASM + COMPANY INC AMERICAN										24037/ LC LC030-0090				12/27/1988 02/13/1952		U	I	1	B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
																				2018	400	9,578,100		2017	400	8,909,000		2016	400	8,909,000						
																				2018	400	2,091,900		2017	400	2,451,900		2016	400	2,451,900						
																				2018	400	422,900		2017	400	422,900		2016	400	422,900						
																		Total:		12,092,900		Total:		11,783,800		Total:		11,783,800								
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 0001/A										NBHD Name Street Index Name Tracing 400 Batch GG																
NOTES										AKA IRWIN TOOLS INDUSTRIAL CO, IL										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												
201802637		08/20/2018		15	TENT			750				0				TEMPORARY		06/21/2017				317	15	PERMIT VISIT												
201703005		11/29/2017		MN	Manual Note			115,052				100				CURTAIN WALL BUIL		03/16/2017				317	15	PERMIT VISIT												
201702350		08/21/2017		15	TENT			1,000				100				NVC		02/05/2017				317	16	FIELDREV CHG												
201602721		10/24/2016		62	SOLAR			1,116,871		06/21/2017		100		06/21/2017				04/29/2016				317	15	PERMIT VISIT												
201602253		08/04/2016		15	TENT			0				100				TEMPORARY		05/15/2015				317	15	PERMIT VISIT												
201502230		07/23/2015		12	REROOF			130,000		04/29/2016		100		04/29/2016		NVC																				
201500535		03/23/2015		12	REROOF			370,000		05/15/2015		100		05/15/2015		NVC VACUUM & RECO																				
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				871,200		SF	2.48	0.7000	B	1.0000	1.00	GG	1.00					1.00	1.74	1,515,900											
1	400	FACTORY			INDG				18.00		AC	40,000.00	0.8000	0	1.0000	1.00	GG	1.00					1.00	32,000.00	576,000											
Total Card Land Units:										38.00		AC	Parcel Total Land Area:										38 AC		Total Land Value:										2,091,900	

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	7		BRICK	Code	Description		Percentage			
Exterior Wall 2	15		AVERAGE	400	FACTORY		100			
Roof Structure	4		FLAT							
Roof Cover	4		TAR+GRAVEL		COST/MARKET VALUATION					
Interior Wall 1	5		MINIMUM							
Interior Wall 2										
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		26.70				
Interior Floor 2										
Heating Fuel	2		GAS	Replace Cost		13,701,753				
Heating Type	7		UNIT HTRS	AYB		1962				
AC Percent	5			EYB		1986				
FBM Sqft				Dep Code		AG				
Bldg Use	400		FACTORY	Remodel Rating						
Total Rooms	0			Year Remodeled						
Bedrooms	0			Dep %		32				
Full Baths	0			Functional Obslnc						
Half Baths	10			External Obslnc						
Extra Fixtures	65			Cost Trend Factor		1				
#Heat Sys	1			Condition						
Frame	1		WOOD	% Complete						
Bath Style	A		AVERAGE	Overall % Cond		68				
Foundation	6		SLAB	Apprais Val		9,317,200				
Partitions	T		TYPICAL	Dep % Ovr		0				
Wall Height	21			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			L	301.42	1.61	1970	A		AV	60	291,200
77	LITE-SIN			L	4	690.00	1988	A		AV	60	1,700
88	FENCE-6			L	190	9.78	1978	A		AV	60	1,100
01	SHED-MTL			L	60	5.18	1997	E		GD	70	400
31	BARN			L	2,176	16.10	2002	V		GD	70	36,800
MN	MANUAL	OB	Outbuilding	L	2,176	30.00	1962	A		AV	60	39,200
84	SIGN-ILU			L	40	40.25	2010	G		GD	70	1,400
78	LITE-DBL			L	3	920.00	1970	A		AV	60	1,700
77	LITE-SIN			L	12	690.00	1970	A		AV	60	5,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	501,848	501,848		26.70	13,399,643	
OFC	OFFICE	11,312	11,312		26.70	302,037	
OFP	OPEN PORCH	0	16		3.34	53	

Ttl. Gross Liv/Lease Area:		513,160	513,176	513,162		13,701,753	
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Property Location: 301 CHESTNUT ST

MAP ID: 18/ 1/ 0/ /

Bldg Name:

State Use: 400

Vision ID: 897

Bldg #: 1 of 1

Sec #: 1 of 1

Card 2 of 3

Print Date: 12/06/2018 12:24

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, M VISION						
ASM + COMPANY INC C/O IRWIN INDUSTRIAL TOOL CO PO BOX 1029 DUBLIN, PA 18917 Additional Owners:												Description		Code		Appraised Value		Assessed Value								
SUPPLEMENTAL DATA																										
Other ID:																										
GIS ID: F_378682_2846794										ASSOC PID#																
Total										12,092,900										12,092,900						
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								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 Appraised Bldg. Value (Card)9,317,200 Appraised XF (B) Value (Bldg)260,900 Appraised OB (L) Value (Bldg)422,900 Appraised Land Value (Bldg)2,091,900 Special Land Value0 Total Appraised Parcel Value12,092,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value12,092,900														
ASSESSING NEIGHBORHOOD																										
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																		
0001/A						400		GG																		
NOTES																										
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:		38 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)														No Photo On Record											
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value													
71	TANK-IG			L	5,000	1.55	1969	A		AV	60	4,700													
71	TANK-IG			L	3,000	1.55	1970	A		AV	60	2,800													
73	TANK-AIR			L	6,000	2.42	1974	G		GD	70	12,700													
73	TANK-AIR			L	9,000	2.42	1974	G		GD	70	19,100													
73	TANK-AIR			L	1,000	2.42	1962	G		GD	70	2,100													
53	BUNKER			L	210	6.90	1996	A		GD	70	1,000													
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0													
FN	FOUNDTN			L	96	20.00	2013	A		GD	70	1,300													
88	FENCE-6	L	100	9.78	2013	A	GD	70	700																
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		13,701,753																	

No Photo On Record

Property Location: 301 CHESTNUT ST

MAP ID: 18/ 1/ 0/ /

Bldg Name:

State Use: 400

Vision ID: 897

Bldg #: 1 of 1

Sec #: 1 of 1

Card 3 of 3

Print Date: 12/06/2018 12:24

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, M VISION									
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GIS ID: F_378682_2846794										ASSOC PID#																		
Total										12,092,900										12,092,900								
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								This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description			Amount		Code	Description			Number	Amount											Comm. Int.					
Total:																												
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NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
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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:				38 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												
91	LOAD LEV	EX	Extra Feature	B	13	3,680.00	1986	A	1	AV	65	31,100												
64	MEZ-FIN			B	7,377	27.60	1986	A	1	AV	65	132,300												
61	ELEV-COMM			B	2	75,000.00	1986		1	AV	65	97,500												
GEN	GENERATOR			B	2	0.00	1986	A	1		100	0												
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1986		1		100	0												
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				13,701,753												

No Photo On Record