

State Use 341  
Print Date 12/18/2019 12:45:15

## VISION

Property Location 201 NORTH MAIN ST  
 Vision ID 1579 Account # 1614

Map ID 25/ 187/ 6/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 2

State Use 341  
 Print Date 12/18/2019 12:45:16

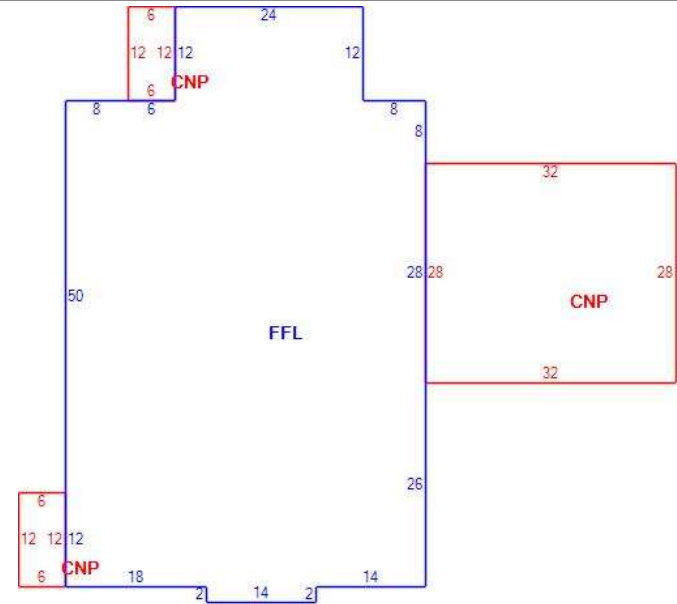
| CONSTRUCTION DETAIL |       |             | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-------|-------------|---------------------------------|----|-------------|
| Element             | Cd    | Description | Element                         | Cd | Description |
| Style:              | 45    | BANK        |                                 |    |             |
| Model               | 94    | COMMERCIAL  |                                 |    |             |
| Grade               | B-    | GOOD (-)    |                                 |    |             |
| Stories             | 1.00  | 1 STORY     |                                 |    |             |
| Occupancy           | 1.00  |             |                                 |    |             |
| Exterior Wall 1     | 7     | BRICK       |                                 |    |             |
| Exterior Wall 2     |       |             |                                 |    |             |
| Roof Structure      | 2     | HIP         |                                 |    |             |
| Roof Cover          | 1     | ASPHALT SH  |                                 |    |             |
| Interior Wall 1     | 1     | DRYWALL     |                                 |    |             |
| Interior Wall 2     |       |             |                                 |    |             |
| Interior Floor 1    | 4     | CARPET      |                                 |    |             |
| Interior Floor 2    | 6     | CERAMIC TL  |                                 |    |             |
| Heating Fuel        | 2     | GAS         |                                 |    |             |
| Heating Type        | 1     | FORCED H/A  |                                 |    |             |
| AC Percent          | 100   |             |                                 |    |             |
| FBM Sqft            |       |             |                                 |    |             |
| Bldg Use            | 341   | BANK        |                                 |    |             |
| Total Rooms         | 0     |             |                                 |    |             |
| Bedrooms            | 0     |             |                                 |    |             |
| Full Baths          | 0     |             |                                 |    |             |
| Half Baths          | 2     |             |                                 |    |             |
| Extra Fixtures      | 0     |             |                                 |    |             |
| #Heat Sys           | 1     |             |                                 |    |             |
| Frame               | 2     | STEEL       |                                 |    |             |
| Bath Style          | A     | AVERAGE     |                                 |    |             |
| Foundation          | 1     | CONCRETE    |                                 |    |             |
| Partitions          | T     | TYPICAL     |                                 |    |             |
| Wall Height         | 14.00 |             |                                 |    |             |
| FBM Quality         |       |             |                                 |    |             |
| Kitchens            | 0     |             |                                 |    |             |

| MIXED USE |             |            |
|-----------|-------------|------------|
| Code      | Description | Percentage |
| 341       | BANK        | 100        |
|           |             | 0          |
|           |             | 0          |

| COST / MARKET VALUATION  |  |         |
|--------------------------|--|---------|
| RCN                      |  | 617,553 |
| Year Built               |  | 2004    |
| Effective Year Built     |  | 2009    |
| Depreciation Code        |  | GD      |
| Remodel Rating           |  |         |
| Year Remodeled           |  |         |
| Depreciation %           |  | 9       |
| Functional Obsol         |  |         |
| External Obsol           |  |         |
| Trend Factor             |  | 1       |
| Condition                |  |         |
| Condition %              |  |         |
| Percent Good             |  | 91      |
| Cns Sect Rcnd            |  | 562,000 |
| Dep % Ovr                |  |         |
| Dep Ovr Comment          |  |         |
| Misc Imp Ovr             |  |         |
| Misc Imp Ovr Comment     |  |         |
| Cost to Cure Ovr         |  |         |
| Cost to Cure Ovr Comment |  |         |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |     |        |            |        |          |        |       |           |             |
|--------------------------------------------------------------------|-------------|-----|--------|------------|--------|----------|--------|-------|-----------|-------------|
| Code                                                               | Description | L/B | Units  | Unit Price | Yr Blt | Cond. Cd | % Good | Grade | Grade Adj | Appr. Value |
| 84                                                                 | SIGN-ILU    | L   | 52     | 40.25      | 2004   | GD       | 70     | A     | 1.00      | 1,500       |
| 83                                                                 | SIGN        | L   | 6      | 28.75      | 2006   | GD       | 70     | A     | 1.00      | 100         |
| 83                                                                 | SIGN        | L   | 6      | 28.75      | 2004   | GD       | 70     | A     | 1.00      | 100         |
| 83                                                                 | SIGN        | L   | 8      | 28.75      | 2006   | GD       | 70     | A     | 1.00      | 200         |
| 77                                                                 | LITE-SIN    | L   | 1      | 690.00     | 2004   | GD       | 70     | A     | 1.00      | 500         |
| 58                                                                 | D-UP,PNU    | B   | 1      | 20700.00   | 2009   | GD       | 91     | A     | 1.00      | 18,800      |
| 57                                                                 | DRIVE-UP    | B   | 1      | 17250.00   | 2009   | GD       | 91     | A     | 1.00      | 15,700      |
| 60                                                                 | A-T-M       | B   | 1      | 28750.00   | 2009   | GD       | 91     | A     | 1.00      | 26,200      |
| 85                                                                 | PAVING      | L   | 18,700 | 1.61       | 2004   | GD       | 70     | A     | 1.00      | 21,100      |
| 63                                                                 | VAULT       | B   | 18     | 345.00     | 2009   | GD       | 91     | A     | 1.00      | 5,700       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| CNP                               | CANOPY      | 0           | 1,040      |          | 9.59      | 9,973          |  |
| FFL                               | 1ST FLOOR   | 3,168       | 3,168      |          | 191.79    | 607,580        |  |
| Ttl Gross Liv / Lease Area        |             | 3,168       | 4,208      | 3,220    |           | 617,553        |  |



| CURRENT OWNER                                                      |            | TOPO                                                                                                | UTILITIES         | STRT / ROAD | LOCATION    | CURRENT ASSESSMENT                                                  |           |                                                                     |                              | 1006<br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b>                                                                                                                                                                                                                                   |                  |       |                     |                |            |         |
|--------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------|-------------------|-------------|-------------|---------------------------------------------------------------------|-----------|---------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------|---------------------|----------------|------------|---------|
| THELMA W RATNER LLC<br><br>33 STATE ST<br><br>SPRINGFIELD MA 01103 |            |                                                                                                     | 1 TYPCL           |             |             | Description                                                         | Code      | Appraised                                                           | Assessed                     |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             | COMMERC.                                                            | 341       | 628,400                                                             | 628,400                      |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             | COMM LAND                                                           | 341       | 377,700                                                             | 377,700                      |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
|                                                                    |            | SUPPLEMENTAL DATA                                                                                   |                   |             |             | COMMERC.                                                            | 341       | 23,900                                                              | 23,900                       |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
|                                                                    |            | Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID F_379829_2852979 |                   |             |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             | Total                                                               |           | 1,030,000                                                           | 1,030,000                    |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| RECORD OF OWNERSHIP                                                |            | BK-VOL/PAGE                                                                                         | SALE DATE         | Q/U         | V/I         | SALE PRICE                                                          | VC        | PREVIOUS ASSESSMENTS (HISTORY)                                      |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           | Year                                                                | Code                         | Assessed                                                                                                                                                                                                                                                                              | Year             | Code  | Assessed            |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           | 2019                                                                | 341                          | 610,700                                                                                                                                                                                                                                                                               | 2018             | 341   | 610,700             |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     | 341                          | 367,100                                                                                                                                                                                                                                                                               |                  | 341   | 367,100             |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     | 341                          | 23,900                                                                                                                                                                                                                                                                                |                  | 341   | 23,900              |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           | Total                                                               |                              | 1001700                                                                                                                                                                                                                                                                               | Total            |       | 1001700             |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       | Total            |       | 925600              |                |            |         |
| EXEMPTIONS                                                         |            |                                                                                                     | OTHER ASSESSMENTS |             |             |                                                                     |           | This signature acknowledges a visit by a Data Collector or Assessor |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| Year                                                               | Code       | Description                                                                                         | Amount            | Code        | Description | Number                                                              | Amount    |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     | Comm Int       |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              | <b>APPRAISED VALUE SUMMARY</b><br>Appraised Bldg. Value (Card) 562,000<br>Appraised Xf (B) Value (Bldg) 66,400<br>Appraised Ob (B) Value (Bldg) 23,900<br>Appraised Land Value (Bldg) 377,700<br>Special Land Value 0<br>Total Appraised Parcel Value 1,030,000<br>Valuation Method C |                  |       |                     |                |            |         |
| Total                                                              |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| ASSESSING NEIGHBORHOOD                                             |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| Nbhd                                                               |            | Nbhd Name                                                                                           |                   | B           |             | Tracing                                                             |           | Batch                                                               |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| 0001                                                               |            |                                                                                                     |                   |             |             |                                                                     |           | BG                                                                  |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| NOTES                                                              |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     | Total Appraised Parcel Value |                                                                                                                                                                                                                                                                                       |                  |       |                     | 1,030,000      |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| BUILDING PERMIT RECORD                                             |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     | VISIT / CHANGE HISTORY       |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| Permit Id                                                          | Issue Date | Type                                                                                                | Description       | Amount      | Insp Date   | % Comp                                                              | Date Comp | Comments                                                            | Date                         | Id                                                                                                                                                                                                                                                                                    | Type             | Is    | Cd                  | Purpose/Result |            |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| LAND LINE VALUATION SECTION                                        |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| B                                                                  | Use Code   | Description                                                                                         | Zone              | Land Type   | Land Units  | Unit Price                                                          | I. Factor | Site Index                                                          | Cond.                        | Nbhd.                                                                                                                                                                                                                                                                                 | Nbhd Adj         | Notes | Location Adjustment | Adj Unit Pric  | Land Value |         |
|                                                                    |            |                                                                                                     |                   |             |             |                                                                     |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       |                  |       |                     |                |            |         |
| Total Card Land Units                                              |            |                                                                                                     |                   |             |             | Parcel Total Land Area:                                             |           |                                                                     |                              |                                                                                                                                                                                                                                                                                       | Total Land Value |       |                     |                |            | 377,700 |

Property Location 201 NORTH MAIN ST  
Vision ID 1579 Account # 1614

Map ID 25/ 187/ 6/ /  
Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 2 of 2

State Use 341  
Print Date 12/18/2019 12:45:17

| CONSTRUCTION DETAIL                                                |             |             |                          |             |             | CONSTRUCTION DETAIL (CONTINUED) |        |       |           |             |
|--------------------------------------------------------------------|-------------|-------------|--------------------------|-------------|-------------|---------------------------------|--------|-------|-----------|-------------|
| Element                                                            | Cd          | Description | Element                  | Cd          | Description |                                 |        |       |           |             |
| Style:                                                             | 45          | BANK        |                          |             |             |                                 |        |       |           |             |
| Model                                                              | 94          | COMMERCIAL  |                          |             |             |                                 |        |       |           |             |
| Grade                                                              | B-          | GOOD (-)    |                          |             |             |                                 |        |       |           |             |
| Stories                                                            | 1.00        | 1 STORY     |                          |             |             |                                 |        |       |           |             |
| Occupancy                                                          | 1.00        |             | MIXED USE                |             |             |                                 |        |       |           |             |
| Exterior Wall 1                                                    | 7           | BRICK       | Code                     | Description | Percentage  |                                 |        |       |           |             |
| Exterior Wall 2                                                    |             |             |                          |             |             |                                 |        |       |           |             |
| Roof Structure                                                     | 2           | HIP         |                          |             |             |                                 |        |       |           |             |
| Roof Cover                                                         | 1           | ASPHALT SH  | COST / MARKET VALUATION  |             |             |                                 |        |       |           |             |
| Interior Wall 1                                                    | 1           | DRYWALL     |                          |             |             |                                 |        |       |           |             |
| Interior Wall 2                                                    |             |             |                          |             |             |                                 |        |       |           |             |
| Interior Floor 1                                                   | 4           | CARPET      | RCN                      |             |             |                                 |        |       |           |             |
| Interior Floor 2                                                   | 6           | CERAMIC TL  |                          |             |             |                                 |        |       |           |             |
| Heating Fuel                                                       | 2           | GAS         |                          |             |             |                                 |        |       |           |             |
| Heating Type                                                       | 1           | FORCED H/A  | Year Built               |             |             |                                 |        |       |           |             |
| AC Percent                                                         | 100         |             | Effective Year Built     |             |             |                                 |        |       |           |             |
| FBM Sqft                                                           |             |             | Depreciation Code        |             |             |                                 |        |       |           |             |
| Bldg Use                                                           | 341         | BANK        | Remodel Rating           |             |             |                                 |        |       |           |             |
| Total Rooms                                                        | 0           |             | Year Remodeled           |             |             |                                 |        |       |           |             |
| Bedrooms                                                           | 0           |             | Depreciation %           |             |             |                                 |        |       |           |             |
| Full Baths                                                         | 0           |             | Functional Obsol         |             |             |                                 |        |       |           |             |
| Half Baths                                                         | 2           |             | External Obsol           |             |             |                                 |        |       |           |             |
| Extra Fixtures                                                     | 0           |             | Trend Factor             |             |             |                                 |        |       |           |             |
| #Heat Sys                                                          | 1           |             | Condition                |             |             |                                 |        |       |           |             |
| Frame                                                              | 2           | STEEL       | Condition %              |             |             |                                 |        |       |           |             |
| Bath Style                                                         | A           | AVERAGE     | Percent Good             |             |             |                                 |        |       |           |             |
| Foundation                                                         | 1           | CONCRETE    | Cns Sect Rcnd            |             |             |                                 |        |       |           |             |
| Partitions                                                         | T           | TYPICAL     | Dep % Ovr                |             |             |                                 |        |       |           |             |
| Wall Height                                                        | 14.00       |             | Dep Ovr Comment          |             |             |                                 |        |       |           |             |
| FBM Quality                                                        |             |             | Misc Imp Ovr             |             |             |                                 |        |       |           |             |
| Kitchens                                                           | 0           |             | Misc Imp Ovr Comment     |             |             |                                 |        |       |           |             |
|                                                                    |             |             | Cost to Cure Ovr         |             |             |                                 |        |       |           |             |
|                                                                    |             |             | Cost to Cure Ovr Comment |             |             |                                 |        |       |           |             |
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |             |                          |             |             |                                 |        |       |           |             |
| Code                                                               | Description | L/B         | Units                    | Unit Price  | Yr Blt      | Cond. Cd                        | % Good | Grade | Grade Adj | Appr. Value |
| 83                                                                 | SIGN        | L           | 10                       | 28.75       | 2004        | GD                              | 70     | A     | 1.00      | 200         |
| 83                                                                 | SIGN        | L           | 10                       | 28.75       | 2006        | GD                              | 70     | A     | 1.00      | 200         |
| BUILDING SUB-AREA SUMMARY SECTION                                  |             |             |                          |             |             |                                 |        |       |           |             |
| Code                                                               | Description | Living Area | Floor Area               | Eff Area    | Unit Cost   | Undeprec Value                  |        |       |           |             |
|                                                                    |             |             |                          |             |             |                                 |        |       |           |             |
| Ttl Gross Liv / Lease Area                                         |             |             |                          |             |             |                                 |        |       |           |             |