

| CURRENT OWNER                                                                                           |          |             |  | TOPO           |             | UTILITIES         |             | STRT / ROAD                                                         |                                | LOCATION   |           | CURRENT ASSESSMENT                                                                                                                                                                                                                                                                                                                |                                |         |                      |                  |            | 1006<br><br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b> |                     |          |      |               |                |  |
|---------------------------------------------------------------------------------------------------------|----------|-------------|--|----------------|-------------|-------------------|-------------|---------------------------------------------------------------------|--------------------------------|------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------|----------------------|------------------|------------|---------------------------------------------------------|---------------------|----------|------|---------------|----------------|--|
| MAPLECRANE REALTY INC<br><br>PO BOX 441<br><br>EAST LONGMEADOW MA 01028                                 |          |             |  |                |             | 1                 | TYPCL       |                                                                     |                                |            |           | Description                                                                                                                                                                                                                                                                                                                       |                                | Code    | Appraised            |                  | Assessed   |                                                         |                     |          |      |               |                |  |
|                                                                                                         |          |             |  |                |             |                   |             |                                                                     |                                |            |           | COMMERC.                                                                                                                                                                                                                                                                                                                          | 325                            | 148,600 |                      | 148,600          |            |                                                         |                     |          |      |               |                |  |
|                                                                                                         |          |             |  |                |             |                   |             |                                                                     |                                |            |           | COMM LAND                                                                                                                                                                                                                                                                                                                         | 325                            | 133,000 |                      | 133,000          |            |                                                         |                     |          |      |               |                |  |
| SUPPLEMENTAL DATA                                                                                       |          |             |  |                |             |                   |             |                                                                     |                                |            |           | COMMERC.                                                                                                                                                                                                                                                                                                                          |                                | 325     | 9,700                |                  | 9,700      |                                                         |                     |          |      |               |                |  |
| Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br><br>GIS ID F_380288_2849990 |          |             |  |                |             |                   |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |                                |            |           | Total                                                                                                                                                                                                                                                                                                                             |                                | 291,300 |                      | 291,300          |            |                                                         |                     |          |      |               |                |  |
| RECORD OF OWNERSHIP                                                                                     |          |             |  | BK-VOL/PAGE    |             | SALE DATE         |             | Q/U                                                                 | V/I                            | SALE PRICE |           | VC                                                                                                                                                                                                                                                                                                                                | PREVIOUS ASSESSMENTS (HISTORY) |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| MAPLECRANE REALTY INC<br>HOME LUMBER COMPANY INC                                                        |          |             |  | 22305<br>03686 |             | 0403<br>0251      |             | 08-09-2018<br>04-28-1972                                            |                                | U<br>U     | I<br>I    | 1<br>0                                                                                                                                                                                                                                                                                                                            |                                | 1B      | Year                 | Code             | Assessed   | Year                                                    | Code                | Assessed | Year | Code          | Assessed       |  |
|                                                                                                         |          |             |  |                |             |                   |             |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         | 2020                 | 325              | 148,600    | 2019                                                    | 325                 | 145,200  | 2018 | 325           | 145,200        |  |
|                                                                                                         |          |             |  |                |             |                   |             |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      | 325              | 133,000    |                                                         | 325                 | 129,100  |      | 325           | 129,100        |  |
|                                                                                                         |          |             |  |                |             |                   |             |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      | 325              | 9,700      |                                                         | 325                 | 9,700    |      | 325           | 9,700          |  |
| Total                                                                                                   |          |             |  |                |             |                   |             |                                                                     |                                |            |           | 291300                                                                                                                                                                                                                                                                                                                            |                                | Total   |                      | 284000           |            | Total                                                   |                     | 284000   |      |               |                |  |
| EXEMPTIONS                                                                                              |          |             |  |                |             | OTHER ASSESSMENTS |             |                                                                     |                                |            |           | This signature acknowledges a visit by a Data Collector or Assessor                                                                                                                                                                                                                                                               |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| Year                                                                                                    | Code     | Description |  | Amount         |             | Code              | Description |                                                                     | Number                         | Amount     |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      |                  |            |                                                         |                     |          |      | Comm Int      |                |  |
|                                                                                                         |          |             |  |                |             |                   |             |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| Total                                                                                                   |          |             |  | 0.00           |             |                   |             |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| ASSESSING NEIGHBORHOOD                                                                                  |          |             |  |                |             |                   |             |                                                                     |                                |            |           | <b>APPRAISED VALUE SUMMARY</b><br><br>Appraised Bldg. Value (Card) 145,800<br>Appraised Xf (B) Value (Bldg) 2,800<br>Appraised Ob (B) Value (Bldg) 9,700<br>Appraised Land Value (Bldg) 133,000<br>Special Land Value 0<br>Total Appraised Parcel Value 291,300<br>Valuation Method C<br><br>Total Appraised Parcel Value 291,300 |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| Nbhd                                                                                                    |          | Nbhd Name   |  | B              |             | Tracing           |             | Batch                                                               |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| 0001                                                                                                    |          |             |  |                |             | 325               |             | BG                                                                  |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| NOTES                                                                                                   |          |             |  |                |             |                   |             |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| DB MART, 2 1/2 BATHS IN BMT, NOT<br>FINISHED, USED FOR STG ONLY, ONE 1/2<br>BATH IS NOT OPERATIONAL     |          |             |  |                |             |                   |             |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| 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 |  |
| 32                                                                                                      |          | 02-06-2006  |  | 6              | SIGN        |                   | 1,200       |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         | WALL (SUNNY'S MART)  |                  | 01-18-2007 |                                                         | 311                 |          |      | 15            | PERMIT VISIT   |  |
| 31                                                                                                      |          | 02-06-2006  |  | 6              | SIGN        |                   | 3,500       |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         | WALL (SUNNY'S MART)  |                  | 01-18-2007 |                                                         | 311                 |          |      | 15            | PERMIT VISIT   |  |
| 30                                                                                                      |          | 02-06-2006  |  | 6              | SIGN        |                   | 1,200       |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         | WALL (SUNNY'S MART)  |                  | 01-18-2007 |                                                         | 311                 |          |      | 15            | PERMIT VISIT   |  |
| 354                                                                                                     |          | 11-07-2005  |  | 42             | REPAIRS     |                   | 15,000      |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         | REPAIR ROOF OVERHANG |                  | 01-05-2006 |                                                         | 311                 |          |      | 15            | PERMIT VISIT   |  |
| 305                                                                                                     |          | 10-01-2004  |  | 6              | SIGN        |                   | 200         |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         | SUNNY'S MART         |                  | 12-29-2004 |                                                         | 311                 |          |      | 15            | PERMIT VISIT   |  |
| 304                                                                                                     |          | 10-01-2004  |  | 6              | SIGN        |                   | 400         |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         | SUNNY'S MART         |                  | 05-20-2004 |                                                         | 303                 |          |      | 3             | MEAS+INSPCTD   |  |
| 303                                                                                                     |          | 10-01-2004  |  | 6              | SIGN        |                   | 200         |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         | SUNNY'S MART         |                  | 07-17-1992 |                                                         | 107                 |          |      | 3             | MEAS+INSPCTD   |  |
| LAND LINE VALUATION SECTION                                                                             |          |             |  |                |             |                   |             |                                                                     |                                |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      |                  |            |                                                         |                     |          |      |               |                |  |
| B                                                                                                       | Use Code | Description |  | Zone           | Land Type   |                   | Land Units  |                                                                     | Unit Price                     |            | I. Factor | Site Index                                                                                                                                                                                                                                                                                                                        | Cond.                          | Nbhd.   | Nhbd Adj             |                  | Notes      |                                                         | Location Adjustment |          |      | Adj Unit Pric | Land Value     |  |
| 1                                                                                                       | 325      | STORE       |  | BUS            | SITE        |                   | 15,800 SF   |                                                                     | 5.4                            |            | 1.56000   | D                                                                                                                                                                                                                                                                                                                                 | 1.00                           | BA      | 1.000                |                  |            |                                                         |                     |          | 0    | 8.42          | 133,000        |  |
| Total Card Land Units                                                                                   |          |             |  |                |             |                   | 0.363       | AC                                                                  | Parcel Total Land Area: 0.3627 |            |           |                                                                                                                                                                                                                                                                                                                                   |                                |         |                      | Total Land Value |            |                                                         |                     |          |      |               | 133,000        |  |

| CONSTRUCTION DETAIL                                                |             |       |             |            |             | CONSTRUCTION DETAIL (CONTINUED) |          |           |                |             |  |
|--------------------------------------------------------------------|-------------|-------|-------------|------------|-------------|---------------------------------|----------|-----------|----------------|-------------|--|
| Element                                                            |             | Cd    | Description |            |             | Element                         |          | Cd        | Description    |             |  |
| Style:                                                             |             | 65    | CONVEN MKT  |            |             |                                 |          |           |                |             |  |
| Model                                                              |             | 94    | COMMERCIAL  |            |             |                                 |          |           |                |             |  |
| Grade                                                              |             | C-    | AVG. (-)    |            |             |                                 |          |           |                |             |  |
| Stories                                                            |             | 1.00  | 1 STORY     |            |             |                                 |          |           |                |             |  |
| Occupancy                                                          |             | 1.00  |             |            |             |                                 |          |           |                |             |  |
| Exterior Wall 1                                                    |             | 21    | CONC BLOCK  |            |             |                                 |          |           |                |             |  |
| Exterior Wall 2                                                    |             |       |             |            |             |                                 |          |           |                |             |  |
| Roof Structure                                                     |             | 4     | FLAT        |            |             |                                 |          |           |                |             |  |
| Roof Cover                                                         |             | 4     | TAR+GRAVEL  |            |             |                                 |          |           |                |             |  |
| Interior Wall 1                                                    |             | 1     | DRYWALL     |            |             |                                 |          |           |                |             |  |
| Interior Wall 2                                                    |             |       |             |            |             |                                 |          |           |                |             |  |
| Interior Floor 1                                                   |             | 14    | ASPHL TILE  |            |             | RCN                             |          |           | 224,311        |             |  |
| Interior Floor 2                                                   |             |       |             |            |             |                                 |          |           |                |             |  |
| Heating Fuel                                                       |             | 1     | OIL         |            |             |                                 |          |           |                |             |  |
| Heating Type                                                       |             | 1     | FORCED H/A  |            |             | Year Built                      |          |           | 1956           |             |  |
| AC Percent                                                         |             | 100   |             |            |             | Effective Year Built            |          |           | 1983           |             |  |
| FBM Sqft                                                           |             |       |             |            |             | Depreciation Code               |          |           | AV             |             |  |
| Bldg Use                                                           |             | 325   | STORE       |            |             | Remodel Rating                  |          |           |                |             |  |
| Total Rooms                                                        |             | 0     |             |            |             | Year Remodeled                  |          |           |                |             |  |
| Bedrooms                                                           |             | 0     |             |            |             | Depreciation %                  |          |           | 35             |             |  |
| Full Baths                                                         |             | 0     |             |            |             | Functional Obsol                |          |           |                |             |  |
| Half Baths                                                         |             | 2     |             |            |             | External Obsol                  |          |           |                |             |  |
| Extra Fixtures                                                     |             | 0     |             |            |             | Trend Factor                    |          |           | 1              |             |  |
| #Heat Sys                                                          |             | 1     |             |            |             | Condition                       |          |           |                |             |  |
| Frame                                                              |             | 1     | WOOD        |            |             | Condition %                     |          |           |                |             |  |
| Bath Style                                                         |             | A     | AVERAGE     |            |             | Percent Good                    |          |           | 65             |             |  |
| Foundation                                                         |             | 1     | CONCRETE    |            |             | Cns Sect Rcnld                  |          |           | 145,800        |             |  |
| Partitions                                                         |             | T     | TYPICAL     |            |             | Dep % Ovr                       |          |           |                |             |  |
| Wall Height                                                        |             | 12.00 |             |            |             | 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 |  |
| 85                                                                 | PAVING      | L     | 11,000      | 1.61       | 1978        | AV                              | 55       | A         | 1.00           | 9,700       |  |
| 81                                                                 | COOLER      | B     | 104         | 46.00      | 1983        | AV                              | 65       | F         | 0.90           | 2,800       |  |
| BUILDING SUB-AREA SUMMARY SECTION                                  |             |       |             |            |             |                                 |          |           |                |             |  |
| Code                                                               | Description |       |             |            | Living Area | Floor Area                      | Eff Area | Unit Cost | Undeprec Value |             |  |
| BMT                                                                | BASEMENT    |       |             |            | 0           | 2,016                           |          | 17.00     | 34,280         |             |  |
| CNP                                                                | CANOPY      |       |             |            | 0           | 150                             |          | 4.54      | 681            |             |  |
| FFL                                                                | 1ST FLOOR   |       |             |            | 2,226       | 2,226                           |          | 85.06     | 189,350        |             |  |
| Ttl Gross Liv / Lease Area                                         |             |       |             |            | 2,226       | 4,392                           | 2,637    |           | 224,311        |             |  |