

Property Location 126 INDUSTRIAL DR  
Vision ID 5983

Account # 6066

Map ID 9/ 3/ 18/ /  
Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 2

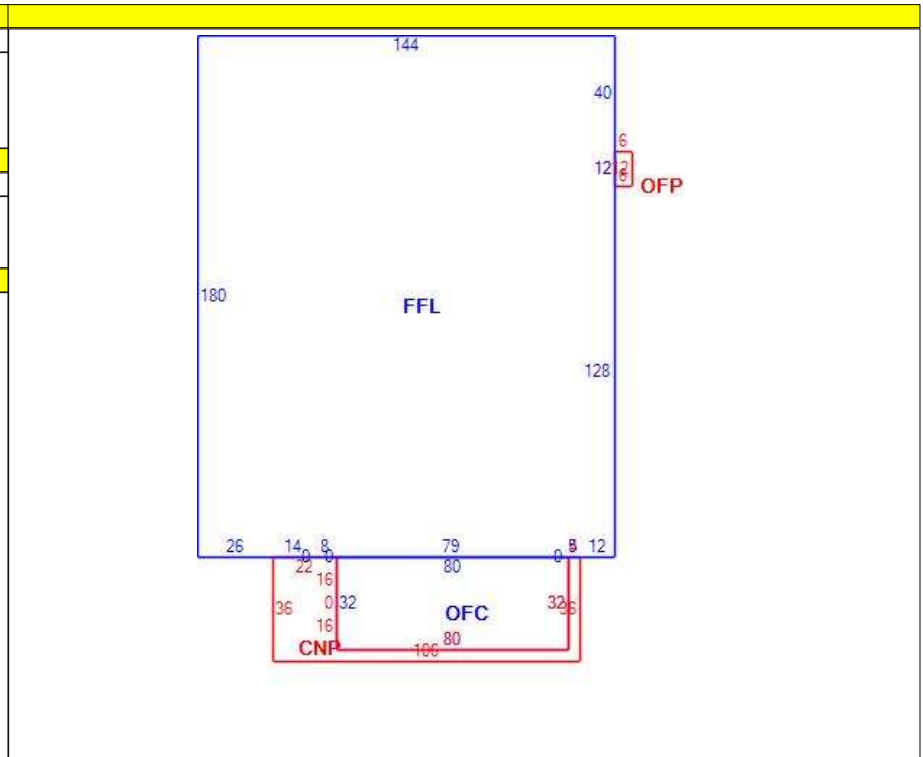
State Use 352  
Print Date 11-04-2020 10:47:30

| CURRENT OWNER                       |            | TOPO                                                                                                | UTILITIES         | STRT / ROAD | LOCATION                                                        | CURRENT ASSESSMENT |                                |                                                                     |           | <div>1006</div> <div>EAST LONGMEADOW, MA</div> <div>VISION</div> |           |                  |      |                     |                |               |            |
|-------------------------------------|------------|-----------------------------------------------------------------------------------------------------|-------------------|-------------|-----------------------------------------------------------------|--------------------|--------------------------------|---------------------------------------------------------------------|-----------|------------------------------------------------------------------|-----------|------------------|------|---------------------|----------------|---------------|------------|
| INDUSTRIAL DRIVE ASSOCIATES LL      |            |                                                                                                     |                   |             |                                                                 | Description        | Code                           | Appraised                                                           | Assessed  |                                                                  |           |                  |      |                     |                |               |            |
| C/O THE ARBORS KIDS                 |            |                                                                                                     |                   |             |                                                                 | COMMERC.           | 352                            | 2,907,300                                                           | 2,907,300 |                                                                  |           |                  |      |                     |                |               |            |
| 126 INDUSTRIAL DR                   |            |                                                                                                     |                   |             |                                                                 | COMM LAND          | 352                            | 280,300                                                             | 280,300   |                                                                  |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 | COMMERC.           | 352                            | 105,000                                                             | 105,000   |                                                                  |           |                  |      |                     |                |               |            |
| SUPPLEMENTAL DATA                   |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           |                                                                  |           |                  |      |                     |                |               |            |
| EAST LONGMEADOW MA 01028            |            | Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID F_376282_2843563 |                   |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |                    |                                |                                                                     |           |                                                                  |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 | Total              |                                | 3,292,600                                                           | 3,292,600 |                                                                  |           |                  |      |                     |                |               |            |
| RECORD OF OWNERSHIP                 |            | BK-VOL/PAGE                                                                                         | SALE DATE         | Q/U         | V/I                                                             | SALE PRICE         | VC                             | PREVIOUS ASSESSMENTS (HISTORY)                                      |           |                                                                  |           |                  |      |                     |                |               |            |
| INDUSTRIAL DRIVE ASSOCIATES LLC     |            | 19716                                                                                               | 0186              | 03-06-2013  | U                                                               | I                  | 1,025,000                      | 1                                                                   | Year      | Code                                                             | Assessed  | Year             | Code | Assessed            |                |               |            |
| WB REAL ESTATE HOLDINGS LLC,C/O WES |            | 18757                                                                                               | 0568              | 05-02-2011  | U                                                               | I                  | 100                            | 1B                                                                  | 2020      | 352                                                              | 2,907,300 | 2019             | 352  | 2,837,800           |                |               |            |
| MICHAEL JR REALTY LLC,              |            | 17773                                                                                               | 0562              | 05-04-2009  | U                                                               | I                  | 100                            | 1B                                                                  |           | 352                                                              | 280,300   |                  | 352  | 276,100             |                |               |            |
| MOREHARDT ROBERT C SR +,            |            | 06276                                                                                               | 0471              | 10-31-1986  | U                                                               | V                  | 111,600                        |                                                                     |           | 352                                                              | 105,000   |                  | 352  | 105,000             |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 | Total              |                                | 3292600                                                             | Total     |                                                                  | 3218900   | Total            |      | 3210800             |                |               |            |
| 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              |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           | APPRAISED VALUE SUMMARY                                          |           |                  |      |                     |                |               |            |
| Nbhd                                |            | Nbhd Name                                                                                           |                   | B           |                                                                 | Tracing            |                                | Batch                                                               |           | Appraised Bldg. Value (Card)                                     |           |                  |      |                     |                |               |            |
| 0001                                |            |                                                                                                     |                   |             |                                                                 | 400                |                                | GG                                                                  |           | Appraised Xf (B) Value (Bldg)                                    |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           | Appraised Ob (B) Value (Bldg)                                    |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           | Appraised Land Value (Bldg)                                      |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           | Special Land Value                                               |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           | Total Appraised Parcel Value                                     |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           | Valuation Method                                                 |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           | Total Appraised Parcel Value                                     |           |                  |      |                     |                |               |            |
|                                     |            |                                                                                                     |                   |             |                                                                 |                    |                                |                                                                     |           | 3,292,600                                                        |           |                  |      |                     |                |               |            |
| 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 |               |            |
| 201800030                           | 01-19-2018 | 7                                                                                                   | REMODEL           | 177,755     | 03-01-2018                                                      | 100                | 03-01-2018                     | ADD 2 CLASSROOMS AND 2                                              |           | 06-26-2017                                                       | 317       |                  |      | 15                  | PERMIT VISIT   |               |            |
| 201701107                           | 04-18-2017 | 60                                                                                                  | COMM BLDG         | 25,000      | 06-26-2017                                                      | 100                | 06-26-2017                     | 24X40 PAVILION                                                      |           | 03-30-2017                                                       | 317       |                  |      | 15                  | PERMIT VISIT   |               |            |
| 201502582                           | 09-21-2015 | 9                                                                                                   | ALTERATION        | 2,700       | 04-29-2016                                                      | 100                | 04-29-2016                     | FIRE SPRINKLER UPDATE                                               |           | 05-08-2015                                                       | 317       |                  |      | 15                  | PERMIT VISIT   |               |            |
| 201502492                           | 09-04-2015 | 8                                                                                                   | RENOVATION        | 29,100      | 04-29-2016                                                      | 100                | 04-29-2016                     | ADD CLASS RM SPACE & BA                                             |           | 05-01-2015                                                       | 317       |                  |      | 15                  | PERMIT VISIT   |               |            |
| 201402424                           | 09-03-2014 | GEN                                                                                                 | GENERATOR         | 22,000      | 05-01-2015                                                      | 100                | 05-01-2015                     |                                                                     |           | 03-19-2015                                                       | 317       |                  |      | 15                  | PERMIT VISIT   |               |            |
| 201402399                           | 09-02-2014 | 12                                                                                                  | REROOF            | 120,400     | 05-01-2015                                                      | 100                | 05-01-2015                     |                                                                     |           | 04-04-2014                                                       | 317       |                  |      | 15                  | PERMIT VISIT   |               |            |
| 201301721                           | 06-20-2013 | 6                                                                                                   | SIGN              | 7,000       | 04-04-2014                                                      | 100                | 04-04-2014                     | 5 SIGNS TOTAL                                                       |           | 08-23-2013                                                       | 317       |                  |      | 14                  | INSPECTED      |               |            |
| 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 |
| 1                                   | 352        | DAYCARE                                                                                             | IND               | SITE        | 70,000                                                          | SF                 | 2.99                           | 0.70000                                                             | B         | 1.00                                                             | GG        | 1.000            |      |                     | 0              | 2.09          | 146,300    |
| 1                                   | 352        | DAYCARE                                                                                             | IND               | EXCESS      | 3.350                                                           | AC                 | 40,000                         | 1.00000                                                             | 0         | 1.00                                                             | GG        | 1.000            |      |                     | 0              | 40,000        | 134,000    |
| Total Card Land Units               |            |                                                                                                     |                   |             | 4.957                                                           | AC                 | Parcel Total Land Area: 4.9570 |                                                                     |           |                                                                  |           | Total Land Value |      |                     |                |               | 280,300    |

| CONSTRUCTION DETAIL |       |             | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-------|-------------|---------------------------------|----|-------------|
| Element             | Cd    | Description | Element                         | Cd | Description |
| Style:              | 58    | SCHOOL      |                                 |    |             |
| Model               | 94    | COMMERCIAL  |                                 |    |             |
| Grade               | C+    | AVG. (+)    |                                 |    |             |
| Stories             | 1.00  | 1 STORY     |                                 |    |             |
| Occupancy           | 1.00  |             |                                 |    |             |
| Exterior Wall 1     | 21    | CONC BLOCK  |                                 |    |             |
| Exterior Wall 2     | 22    | STEEL       |                                 |    |             |
| Roof Structure      | 4     | FLAT        |                                 |    |             |
| Roof Cover          | 11    | MEMBRANE    |                                 |    |             |
| Interior Wall 1     | 5     | MINIMUM     |                                 |    |             |
| Interior Wall 2     | 1     | DRYWALL     |                                 |    |             |
| Interior Floor 1    | 14    | ASPHL TILE  |                                 |    |             |
| Interior Floor 2    | 4     | CARPET      |                                 |    |             |
| Heating Fuel        | 2     | GAS         |                                 |    |             |
| Heating Type        | 1     | FORCED H/A  |                                 |    |             |
| AC Percent          | 100   |             |                                 |    |             |
| FBM Sqft            |       |             |                                 |    |             |
| Bldg Use            | 352   | DAYCARE     |                                 |    |             |
| Total Rooms         | 0     |             |                                 |    |             |
| Bedrooms            | 0     |             |                                 |    |             |
| Full Baths          | 4     |             |                                 |    |             |
| Half Baths          | 5     |             |                                 |    |             |
| Extra Fixtures      | 10    |             |                                 |    |             |
| #Heat Sys           | 1     |             |                                 |    |             |
| Frame               | 2     | STEEL       |                                 |    |             |
| Bath Style          | G     | GOOD        |                                 |    |             |
| Foundation          | 6     | SLAB        |                                 |    |             |
| Partitions          | T     | TYPICAL     |                                 |    |             |
| Wall Height         | 12.00 |             |                                 |    |             |
| FBM Quality         |       |             |                                 |    |             |
| Kitchens            | 0     |             |                                 |    |             |

| 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   | 30,000 | 1.61       | 1987   | AV       | 55     | A     | 1.00      | 26,600      |
| 78                                                                 | LITE-DBL    | L   | 3      | 920.00     | 1987   | AV       | 55     | A     | 1.00      | 1,500       |
| 65                                                                 | MEZ-UNF     | B   | 2,000  | 17.25      | 2006   | AV       | 88     | A     | 1.00      | 30,400      |
| 64                                                                 | MEZ-FIN     | B   | 1,000  | 27.60      | 2006   | AV       | 88     | A     | 1.00      | 24,300      |
| 87                                                                 | FENCE-4     | L   | 800    | 6.90       | 2013   | GD       | 70     | G     | 1.25      | 4,800       |
| 88                                                                 | FENCE-6     | L   | 180    | 9.78       | 2013   | GD       | 70     | G     | 1.25      | 1,500       |
| 28                                                                 | B-BALL C    | L   | 3      | 0.00       | 2013   | EX       | 90     | E     | 1.75      | 3,200       |
| 83                                                                 | SIGN        | L   | 8      | 28.75      | 2013   | GD       | 70     | A     | 1.00      | 200         |
| GEN                                                                | GENERATOR   | B   | 1      | 0.00       | 2006   | 00       | 88     | A     | 1.00      | 0           |
| 02                                                                 | SHED/FR     | L   | 320    | 7.48       | 2014   | GD       | 70     | A     | 1.00      | 1,700       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| CNP                               | CANOPY      | 0           | 1,256      |          | 5.70      | 7,153          |
| FFL                               | 1ST FLOOR   | 25,920      | 25,920     |          | 113.54    | 2,943,009      |
| OFC                               | OFFICE      | 2,560       | 2,560      |          | 113.54    | 290,668        |
| OPF                               | OPEN PORCH  | 0           | 72         |          | 11.04     | 795            |
| Ttl Gross Liv / Lease Area        |             | 28,480      | 29,808     | 28,550   |           | 3,241,625      |



## VISION

| CONSTRUCTION DETAIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |             |            |            |             | CONSTRUCTION DETAIL (CONTINUED) |        |       |           |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------|------------|-------------|---------------------------------|--------|-------|-----------|-------------|
| Element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Cd          | Description | Element    | Cd         | Description |                                 |        |       |           |             |
| Style:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 58          | SCHOOL      |            |            |             |                                 |        |       |           |             |
| Model                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 94          | COMMERCIAL  |            |            |             |                                 |        |       |           |             |
| Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C+          | AVG. (+)    |            |            |             |                                 |        |       |           |             |
| Stories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1.00        | 1 STORY     |            |            |             |                                 |        |       |           |             |
| Occupancy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.00        |             |            |            |             |                                 |        |       |           |             |
| Exterior Wall 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 21          | CONC BLOCK  |            |            |             |                                 |        |       |           |             |
| Exterior Wall 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 22          | STEEL       |            |            |             |                                 |        |       |           |             |
| Roof Structure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4           | FLAT        |            |            |             |                                 |        |       |           |             |
| Roof Cover                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 11          | MEMBRANE    |            |            |             |                                 |        |       |           |             |
| Interior Wall 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5           | MINIMUM     |            |            |             |                                 |        |       |           |             |
| Interior Wall 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1           | DRYWALL     |            |            |             |                                 |        |       |           |             |
| Interior Floor 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 14          | ASPHL TILE  |            |            |             |                                 |        |       |           |             |
| Interior Floor 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4           | CARPET      |            |            |             |                                 |        |       |           |             |
| Heating Fuel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2           | GAS         |            |            |             |                                 |        |       |           |             |
| Heating Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1           | FORCED H/A  |            |            |             |                                 |        |       |           |             |
| AC Percent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100         |             |            |            |             |                                 |        |       |           |             |
| FBM Sqft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |             |            |            |             |                                 |        |       |           |             |
| Bldg Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 352         | DAYCARE     |            |            |             |                                 |        |       |           |             |
| Total Rooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0           |             |            |            |             |                                 |        |       |           |             |
| Bedrooms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0           |             |            |            |             |                                 |        |       |           |             |
| Full Baths                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4           |             |            |            |             |                                 |        |       |           |             |
| Half Baths                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5           |             |            |            |             |                                 |        |       |           |             |
| Extra Fixtures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 10          |             |            |            |             |                                 |        |       |           |             |
| #Heat Sys                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1           |             |            |            |             |                                 |        |       |           |             |
| Frame                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2           | STEEL       |            |            |             |                                 |        |       |           |             |
| Bath Style                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | G           | GOOD        |            |            |             |                                 |        |       |           |             |
| Foundation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 6           | SLAB        |            |            |             |                                 |        |       |           |             |
| Partitions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | T           | TYPICAL     |            |            |             |                                 |        |       |           |             |
| Wall Height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 12.00       |             |            |            |             |                                 |        |       |           |             |
| FBM Quality                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |             |            |            |             |                                 |        |       |           |             |
| Kitchens                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0           |             |            |            |             |                                 |        |       |           |             |
| <div> <div>RCN</div> <div>           Year Built<br/>           Effective Year Built<br/>           Depreciation Code<br/>           Remodel Rating<br/>           Year Remodeled<br/>           Depreciation %<br/>           Functional Obsol<br/>           External Obsol<br/>           Trend Factor<br/>           Condition<br/>           Condition %<br/>           Percent Good<br/>           Cns Sect Rcndd<br/>           Dep % Ovr<br/>           Dep Ovr Comment<br/>           Misc Imp Ovr<br/>           Misc Imp Ovr Comment<br/>           Cost to Cure Ovr<br/>           Cost to Cure Ovr Comment         </div> </div> |             |             |            |            |             |                                 |        |       |           |             |
| 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 |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | POOL I-V    | L           | 1,248      | 29.00      | 2014        | GD                              | 70     | G     | 1.25      | 31,700      |
| 66                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CANOPY      | L           | 960        | 40.25      | 2017        | GD                              | 70     | G     | 1.25      | 33,800      |
| BUILDING SUB-AREA SUMMARY SECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |             |            |            |             |                                 |        |       |           |             |
| Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Description | Living Area | Floor Area | Eff Area   | Unit Cost   | Undeprec Value                  |        |       |           |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |            |            |             |                                 |        |       |           |             |
| Ttl Gross Liv / Lease Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |             |            |            |             |                                 |        |       |           |             |