

Property Location 232 NORTH MAIN ST  
 Vision ID 6202 Account # 6287

Map ID 14/ 9B/ A4/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 1

State Use 341  
 Print Date 11-04-2020 11:21:30

| CURRENT OWNER                                                                                                                  |          |             |  | TOPO                                                                                                |             | UTILITIES            |             | STRT / ROAD                                                         |            | LOCATION                       |            | CURRENT ASSESSMENT                                                                                                                                                                                                                                                                                                                |                                |                         |                             | 1006<br><br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b> |                     |       |      |          |      |       |                |            |      |          |
|--------------------------------------------------------------------------------------------------------------------------------|----------|-------------|--|-----------------------------------------------------------------------------------------------------|-------------|----------------------|-------------|---------------------------------------------------------------------|------------|--------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|-----------------------------|---------------------------------------------------------|---------------------|-------|------|----------|------|-------|----------------|------------|------|----------|
| PREMIER SOURCE CREDIT UNION<br><br>232 NORTH MAIN ST<br><br>EAST LONGMEADOW MA 01028                                           |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            | Description                                                                                                                                                                                                                                                                                                                       |                                | Code                    | Appraised                   |                                                         |                     |       |      | Assessed |      |       |                |            |      |          |
|                                                                                                                                |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            | COMMERC.                                                                                                                                                                                                                                                                                                                          | 341                            | 861,100                 |                             |                                                         |                     |       |      | 861,100  |      |       |                |            |      |          |
|                                                                                                                                |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            | COMM LAND                                                                                                                                                                                                                                                                                                                         | 341                            | 366,400                 |                             |                                                         |                     |       |      | 366,400  |      |       |                |            |      |          |
|                                                                                                                                |          |             |  | SUPPLEMENTAL DATA                                                                                   |             |                      |             |                                                                     |            | COMMERC.                       | 341        | 20,100                                                                                                                                                                                                                                                                                                                            |                                | 20,100                  |                             |                                                         |                     |       |      |          |      |       |                |            |      |          |
|                                                                                                                                |          |             |  | Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID F_379145_2853345 |             |                      |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |            |                                |            | Total                                                                                                                                                                                                                                                                                                                             |                                | 1,247,600               |                             | 1,247,600                                               |                     |       |      |          |      |       |                |            |      |          |
| RECORD OF OWNERSHIP                                                                                                            |          |             |  | BK-VOL/PAGE                                                                                         |             | SALE DATE            |             | Q/U                                                                 | V/I        | SALE PRICE                     |            | VC                                                                                                                                                                                                                                                                                                                                | PREVIOUS ASSESSMENTS (HISTORY) |                         |                             |                                                         |                     |       |      |          |      |       |                |            |      |          |
| PREMIER SOURCE CREDIT UNION<br>COLWICK SERVICE CORP,<br>COLWICK SERVICE CORP,                                                  |          |             |  | 15969<br>8281<br>0000                                                                               |             | 0269<br>0539<br>0000 |             | 06-07-2006<br>12-18-1992<br>U                                       |            | U<br>U<br>U                    |            | I<br>I<br>0                                                                                                                                                                                                                                                                                                                       |                                | 450,000<br>750,000<br>0 |                             | 1<br>1                                                  |                     | Year  | Code | Assessed | Year | Code  | Assessed       | Year       | Code | Assessed |
|                                                                                                                                |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         |                             |                                                         |                     | 2020  | 341  | 861,100  | 2019 | 341   | 838,400        | 2018       | 341  | 838,400  |
|                                                                                                                                |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         |                             |                                                         |                     |       | 341  | 366,400  |      | 341   | 355,900        |            | 341  | 355,900  |
|                                                                                                                                |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         |                             |                                                         |                     |       | 341  | 20,100   |      | 341   | 20,100         |            | 341  | 20,100   |
|                                                                                                                                |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                | Total                   |                             | 1247600                                                 |                     | Total |      | 1214400  |      | Total |                | 1214400    |      |          |
| 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                                                                                                         |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            | APPROAISED VALUE SUMMARY<br><br>Appraised Bldg. Value (Card) 775,100<br>Appraised Xf (B) Value (Bldg) 86,000<br>Appraised Ob (B) Value (Bldg) 20,100<br>Appraised Land Value (Bldg) 366,400<br>Special Land Value 0<br>Total Appraised Parcel Value 1,247,600<br>Valuation Method C<br><br>Total Appraised Parcel Value 1,247,600 |                                |                         |                             |                                                         |                     |       |      |          |      |       |                |            |      |          |
| Nbhd                                                                                                                           |          | Nbhd Name   |  | B                                                                                                   |             | Tracing              |             | Batch                                                               |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         |                             |                                                         |                     |       |      |          |      |       |                |            |      |          |
| 0001                                                                                                                           |          |             |  |                                                                                                     |             | 341                  |             | BG                                                                  |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         |                             |                                                         |                     |       |      |          |      |       |                |            |      |          |
| NOTES                                                                                                                          |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         |                             |                                                         |                     |       |      |          |      |       |                |            |      |          |
| SUB DIV #837 PREMIER SOURCE CREDIT UNION.-SUB DIV 1007 2<br><br>LLL=CREDIT UNION OFFICE SPACE AND EMBRACING THE CREATIVE CHILD |          |             |  |                                                                                                     |             |                      |             |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         |                             |                                                         |                     |       |      |          |      |       |                |            |      |          |
| 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 |            |      |          |
| 201800507                                                                                                                      |          | 02-14-2018  |  | 6                                                                                                   | SIGN        |                      | 300         |                                                                     | 05-29-2018 |                                | 100        |                                                                                                                                                                                                                                                                                                                                   | 05-29-2018                     |                         | EMBRACING THE CREATIVE      |                                                         | 05-29-2018          |       | 400  |          |      | 15    | PERMIT VISIT   |            |      |          |
| 201602145                                                                                                                      |          | 08-02-2016  |  | 6                                                                                                   | SIGN        |                      | 100         |                                                                     | 03-16-2017 |                                | 100        |                                                                                                                                                                                                                                                                                                                                   | 03-16-2017                     |                         | 24 SF BANNER NVC            |                                                         | 03-16-2017          |       | 317  |          |      | 15    | PERMIT VISIT   |            |      |          |
| 201501970                                                                                                                      |          | 07-01-2015  |  | 9                                                                                                   | ALTERATION  |                      | 4,000       |                                                                     | 04-29-2016 |                                | 100        |                                                                                                                                                                                                                                                                                                                                   | 04-29-2016                     |                         | FRAMING FOR ATM MACHIN      |                                                         | 04-29-2016          |       | 317  |          |      | 15    | PERMIT VISIT   |            |      |          |
| 201300563                                                                                                                      |          | 02-26-2013  |  | 7                                                                                                   | REMODEL     |                      | 64,000      |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         | OFFICE SPACE                |                                                         | 06-28-2013          |       | 317  |          |      | 15    | PERMIT VISIT   |            |      |          |
| 201202638                                                                                                                      |          | 06-29-2012  |  | GEN                                                                                                 | GENERATOR   |                      | 62,000      |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         | INCL UNDERGROUND PROP       |                                                         | 03-28-2013          |       | 400  |          |      | 25    | OC VISIT       |            |      |          |
| 152                                                                                                                            |          | 05-27-2011  |  | 7                                                                                                   | REMODEL     |                      | 39,850      |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         | INTERIOR                    |                                                         | 03-28-2013          |       | 400  |          |      | 25    | OC VISIT       |            |      |          |
| 21                                                                                                                             |          | 02-06-2007  |  | 6                                                                                                   | SIGN        |                      | 1,600       |                                                                     |            |                                |            |                                                                                                                                                                                                                                                                                                                                   |                                |                         | 3.6` X 6.5` WALL (PREMIER S |                                                         | 07-20-2012          |       | 317  |          |      | 15    | PERMIT VISIT   |            |      |          |
| 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                                                                                                                              | 341      | BANK        |  | BUS                                                                                                 | SITE        | 43,560               |             | SF                                                                  |            | 3.15                           | 1.71000    | E                                                                                                                                                                                                                                                                                                                                 | 1.00                           | BG                      | 1.000                       |                                                         |                     |       |      |          |      | 0     | 8.09           | 352,400    |      |          |
| 1                                                                                                                              | 341      | BANK        |  | BUS                                                                                                 | EXCESS      | 0.280                |             | AC                                                                  |            | 50,000                         | 1.00000    | 0                                                                                                                                                                                                                                                                                                                                 | 1.00                           | BG                      | 1.000                       |                                                         |                     |       |      |          |      | 0     | 50,000         | 14,000     |      |          |
| Total Card Land Units                                                                                                          |          |             |  |                                                                                                     |             | 1.280                |             | AC                                                                  |            | Parcel Total Land Area: 1.2800 |            |                                                                                                                                                                                                                                                                                                                                   |                                | Total Land Value        |                             |                                                         |                     |       |      | 366,400  |      |       |                |            |      |          |

| CONSTRUCTION DETAIL |       |             | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-------|-------------|---------------------------------|----|-------------|
| Element             | Cd    | Description | Element                         | Cd | Description |
| Style:              | 45    | BANK        |                                 |    |             |
| Model               | 94    | COMMERCIAL  |                                 |    |             |
| Grade               | C     | AVERAGE     |                                 |    |             |
| Stories             | 1.00  | 1 STORY     |                                 |    |             |
| Occupancy           | 3.00  |             |                                 |    |             |
| Exterior Wall 1     | 2     | CLAPBOARD   |                                 |    |             |
| Exterior Wall 2     | 8     | BRICK VENR  |                                 |    |             |
| Roof Structure      | 2     | HIP         |                                 |    |             |
| Roof Cover          | 1     | ASPHALT SH  |                                 |    |             |
| Interior Wall 1     | 1     | DRYWALL     |                                 |    |             |
| Interior Wall 2     |       |             |                                 |    |             |
| Interior Floor 1    | 4     | CARPET      |                                 |    |             |
| Interior Floor 2    | 6     | CERAMIC TL  |                                 |    |             |
| Heating Fuel        | 2     | GAS         |                                 |    |             |
| Heating Type        | 1     | FORCED H/A  |                                 |    |             |
| AC Percent          | 100   |             |                                 |    |             |
| FBM Sqft            | 3703  |             |                                 |    |             |
| Bldg Use            | 341   | BANK        |                                 |    |             |
| Total Rooms         | 0     |             |                                 |    |             |
| Bedrooms            | 0     |             |                                 |    |             |
| Full Baths          | 0     |             |                                 |    |             |
| Half Baths          | 5     |             |                                 |    |             |
| Extra Fixtures      | 5     |             |                                 |    |             |
| #Heat Sys           | 1     |             |                                 |    |             |
| Frame               | 1     | WOOD        |                                 |    |             |
| Bath Style          | A     | AVERAGE     |                                 |    |             |
| Foundation          | 1     | CONCRETE    |                                 |    |             |
| Partitions          | T     | TYPICAL     |                                 |    |             |
| Wall Height         | 12.00 |             |                                 |    |             |
| FBM Quality         | 3.00  |             |                                 |    |             |
| Kitchens            | 0     |             |                                 |    |             |

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

| COST / MARKET VALUATION  |         |         |
|--------------------------|---------|---------|
| RCN                      |         | 842,516 |
| Year Built               |         | 2006    |
| Effective Year Built     |         | 2010    |
| Depreciation Code        |         | GD      |
| Remodel Rating           |         |         |
| Year Remodeled           |         |         |
| Depreciation %           | 8       |         |
| Functional Obsol         |         |         |
| External Obsol           |         |         |
| Trend Factor             | 1       |         |
| Condition                |         |         |
| Condition %              |         |         |
| Percent Good             | 92      |         |
| Cns Sect Rcnd            | 775,100 |         |
| Dep % Ovr                |         |         |
| Dep Ovr Comment          |         |         |
| Misc Imp Ovr             |         |         |
| Misc Imp Ovr Comment     |         |         |
| Cost to Cure Ovr         |         |         |
| Cost to Cure Ovr Comment |         |         |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |     |       |            |        |          |        |       |           |             |
|--------------------------------------------------------------------|-------------|-----|-------|------------|--------|----------|--------|-------|-----------|-------------|
| Code                                                               | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Good | Grade | Grade Adj | Appr. Value |
| 85                                                                 | PAVING      | L   | 9,000 | 1.61       | 2006   | GD       | 70     | G     | 1.25      | 12,700      |
| 77                                                                 | LITE-SIN    | L   | 9     | 690.00     | 2006   | GD       | 70     | G     | 1.25      | 5,400       |
| 83                                                                 | SIGN        | L   | 10    | 28.75      | 2006   | GD       | 70     | A     | 1.00      | 200         |
| 84                                                                 | SIGN-ILU    | L   | 48    | 40.25      | 2006   | GD       | 70     | G     | 1.25      | 1,700       |
| 60                                                                 | A-T-M       | B   | 1     | 28750.00   | 2010   | GD       | 92     | G     | 1.25      | 33,100      |
| 57                                                                 | DRIVE-UP    | B   | 1     | 17250.00   | 2010   | GD       | 92     | G     | 1.25      | 19,800      |
| GEN                                                                | GENERATOR   | B   | 1     | 0.00       | 2010   | AV       | 92     | A     | 1.00      | 0           |
| 86                                                                 | CONC PAV    | L   | 32    | 2.30       | 2012   | GD       | 70     | A     | 1.00      | 100         |
| SPR                                                                | SPRINKLER   | L   | 1     | 1.00       |        | AV       | 55     | A     | 1.00      | 0           |
| 60                                                                 | A-T-M       | B   | 1     | 28750.00   | 2010   | GD       | 92     | G     | 1.25      | 33,100      |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| FFL                               | 1ST FLOOR   | 4,114       | 4,114      |          | 163.31    | 671,857        |  |
| LLV                               | LOWR LEVEL  | 0           | 4,114      |          | 40.85     | 168,046        |  |
| OPF                               | OPEN PORCH  | 0           | 161        |          | 16.23     | 2,613          |  |
| Ttl Gross Liv / Lease Area        |             | 4,114       | 8,389      | 5,159    |           | 842,516        |  |

