

| CURRENT OWNER                                                                                                                |          |             |  | TOPO        |           | UTILITIES                                                           |            | STRT / ROAD |                                | LOCATION    |           | CURRENT ASSESSMENT |       |            |           |                                                                     |          |                     |  | 1006<br><br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b> |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
|------------------------------------------------------------------------------------------------------------------------------|----------|-------------|--|-------------|-----------|---------------------------------------------------------------------|------------|-------------|--------------------------------|-------------|-----------|--------------------|-------|------------|-----------|---------------------------------------------------------------------|----------|---------------------|--|---------------------------------------------------------|---|------------|---------|---------|---------|----------|--|----------------|--|------|--|------|--|----------|--|
| SPRINGFIELD MASS MUNICIPAL EM<br><br>1030 WILBRAHAM RD<br><br>SPRINGFIELD                      MA                      01109 |          |             |  |             |           | 1                                                                   | TYPCL      |             |                                |             |           | Description        |       | Code       | Appraised |                                                                     | Assessed |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
|                                                                                                                              |          |             |  |             |           |                                                                     |            |             |                                |             |           | COMMERC.           | 341   | 326,600    |           | 326,600                                                             |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
|                                                                                                                              |          |             |  |             |           |                                                                     |            |             |                                |             |           | COMM LAND          | 341   | 131,200    |           | 131,200                                                             |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| SUPPLEMENTAL DATA                                                                                                            |          |             |  |             |           |                                                                     |            |             |                                |             |           | COMMERC.           |       | 341        | 14,800    |                                                                     | 14,800   |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID                      F_379796_2847784     |          |             |  |             |           | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |            |             |                                |             |           |                    |       |            |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
|                                                                                                                              |          |             |  |             |           |                                                                     |            |             |                                |             |           | Total              |       | 472,600    |           | 472,600                                                             |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| RECORD OF OWNERSHIP                                                                                                          |          |             |  | BK-VOL/PAGE |           | SALE DATE                                                           |            | Q/U         |                                | V/I         |           | SALE PRICE         |       | VC         |           | PREVIOUS ASSESSMENTS (HISTORY)                                      |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| SPRINGFIELD MASS MUNICIPAL EMPLOYE<br>GEORGANTAS,NICHOLAS M<br>GEORGANTAS JAMES JR + NICHOLAS,<br>GEORGANTAS JAMES M         |          |             |  | 16868       |           | 0318                                                                |            | 08-08-2007  |                                | U           |           | I                  |       | 430,000    |           | 1A<br><br>1A                                                        |          | Year                |  | Code                                                    |   | Assessed   |         | Year    |         | Code     |  | Assessed       |  | Year |  | Code |  | Assessed |  |
|                                                                                                                              |          |             |  | 14132       |           | 0191                                                                |            | 04-29-2004  |                                | U           |           | I                  |       | 90,000     |           |                                                                     |          | 2020                |  | 341                                                     |   | 326,600    |         | 2019    |         | 341      |  | 318,800        |  | 2018 |  | 341  |  | 318,800  |  |
|                                                                                                                              |          |             |  | 07737       |           | 0089                                                                |            | 06-25-1991  |                                | U           |           | I                  |       | 1          |           |                                                                     |          | 341                 |  | 131,200                                                 |   | 341        |         | 127,200 |         | 341      |  | 127,200        |  |      |  |      |  |          |  |
|                                                                                                                              |          |             |  | 05665       |           | 0434                                                                |            | 08-10-1984  |                                | U           |           | I                  |       | 112,000    |           |                                                                     |          | 341                 |  | 14,800                                                  |   | 341        |         | 14,800  |         | 341      |  | 14,800         |  |      |  |      |  |          |  |
|                                                                                                                              |          |             |  |             |           |                                                                     |            |             |                                |             |           | Total              |       | 472600     |           | Total                                                               |          | 460800              |  | Total                                                   |   | 460800     |         |         |         |          |  |                |  |      |  |      |  |          |  |
| 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                                                                                                       |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       |            |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Nbhd                                                                                                                         |          | Nbhd Name   |  |             |           | B                                                                   |            |             |                                | Tracing     |           |                    |       | Batch      |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| 0001                                                                                                                         |          |             |  |             |           |                                                                     |            |             |                                | 341         |           |                    |       | BG         |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| NOTES                                                                                                                        |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       |            |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| FORMERLY THE DELI FRIGIO`S /GREATER<br>SPRINGFIELD CREDIT UNION SFL BANK SPACE<br>BREAK ROOM                                 |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       |            |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| APPROAISED VALUE SUMMARY                                                                                                     |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       |            |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Appraised Bldg. Value (Card)                                                                                                 |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       | 288,400    |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Appraised Xf (B) Value (Bldg)                                                                                                |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       | 38,200     |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Appraised Ob (B) Value (Bldg)                                                                                                |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       | 14,800     |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Appraised Land Value (Bldg)                                                                                                  |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       | 131,200    |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Special Land Value                                                                                                           |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       | 0          |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Total Appraised Parcel Value                                                                                                 |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       | 472,600    |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Valuation Method                                                                                                             |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       | C          |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| Total Appraised Parcel Value                                                                                                 |          |             |  |             |           |                                                                     |            |             |                                |             |           |                    |       | 472,600    |           |                                                                     |          |                     |  |                                                         |   |            |         |         |         |          |  |                |  |      |  |      |  |          |  |
| 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 |  |      |  |      |  |          |  |
| 201501715                                                                                                                    |          | 05-18-2015  |  | 12          |           | REROOF                                                              |            | 4,000       |                                | 06-05-2015  |           | 100                |       | 06-05-2015 |           | NVC                                                                 |          | 06-05-2015          |  | 317                                                     |   |            |         |         |         | 15       |  | PERMIT VISIT   |  |      |  |      |  |          |  |
| 166                                                                                                                          |          | 05-20-2008  |  | 17          |           | DECK                                                                |            | 300         |                                |             |           | 0                  |       |            |           | 7 FOOT PLATFORM                                                     |          | 03-13-2008          |  | 317                                                     |   |            |         |         |         | 15       |  | PERMIT VISIT   |  |      |  |      |  |          |  |
| 371                                                                                                                          |          | 11-26-2007  |  | 6           |           | SIGN                                                                |            | 1,523       |                                |             |           |                    |       |            |           | 110" X 96" GROUND                                                   |          | 03-13-2008          |  | 317                                                     |   |            |         |         |         | 15       |  | PERMIT VISIT   |  |      |  |      |  |          |  |
| 323                                                                                                                          |          | 10-12-2007  |  | 7           |           | REMODEL                                                             |            | 10,000      |                                |             |           |                    |       |            |           | FRIGO`S INTERIOR                                                    |          | 03-13-2008          |  | 317                                                     |   |            |         |         |         | 15       |  | PERMIT VISIT   |  |      |  |      |  |          |  |
| 314                                                                                                                          |          | 10-03-2007  |  | 7           |           | REMODEL                                                             |            | 115,000     |                                |             |           |                    |       |            |           | CREDIT UNION INTERIOR                                               |          | 03-13-2008          |  | 317                                                     |   |            |         |         |         | 15       |  | PERMIT VISIT   |  |      |  |      |  |          |  |
| 313                                                                                                                          |          | 10-01-2007  |  | 6           |           | SIGN                                                                |            | 5,595       |                                |             |           |                    |       |            |           | 48" X 58" WALL                                                      |          | 03-13-2008          |  | 317                                                     |   |            |         |         |         | 15       |  | PERMIT VISIT   |  |      |  |      |  |          |  |
| 312                                                                                                                          |          | 10-01-2007  |  | 6           |           | SIGN                                                                |            | 1,237       |                                |             |           |                    |       |            |           | 192" X 48" WALL                                                     |          | 03-13-2008          |  | 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.      | Nhbd Adj  | Notes                                                               |          | Location Adjustment |  | Adj Unit Pric                                           |   | Land Value |         |         |         |          |  |                |  |      |  |      |  |          |  |
| 1                                                                                                                            | 341      | BANK        |  | IND         | SITE      |                                                                     | 15,102     |             | SF                             | 5.57        |           | 1.56000            | D     | 1.00       | BA        | 1.000                                                               |          |                     |  |                                                         | 0 |            | 8.69    |         | 131,200 |          |  |                |  |      |  |      |  |          |  |
| Total Card Land Units                                                                                                        |          |             |  |             |           |                                                                     | 0.347      | AC          | Parcel Total Land Area: 0.3467 |             |           |                    |       |            |           | Total Land Value                                                    |          |                     |  |                                                         |   |            | 131,200 |         |         |          |  |                |  |      |  |      |  |          |  |

| CONSTRUCTION DETAIL |       |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|-------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd    | Description | Element                         | Cd          | Description |
| Style:              | 74    | RESTAURANT  |                                 |             |             |
| Model               | 94    | COMMERCIAL  |                                 |             |             |
| Grade               | A-    | V GOOD-     |                                 |             |             |
| Stories             | 1.00  | 1 STORY     |                                 |             |             |
| Occupancy           | 1.00  |             | <b>MIXED USE</b>                |             |             |
| Exterior Wall 1     | 4     | VINYL       | Code                            | Description | Percentage  |
| Exterior Wall 2     | 8     | BRICK VENR  | 341                             | BANK        | 100         |
| Roof Structure      | 1     | GABLE       |                                 |             | 0           |
| Roof Cover          | 1     | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 8     | PLYWD PANL  | <b>COST / MARKET VALUATION</b>  |             |             |
| Interior Wall 2     | 1     | DRYWALL     | RCN                             |             | 395,125     |
| Interior Floor 1    | 6     | CERAMIC TL  | Year Built                      |             | 1948        |
| Interior Floor 2    | 4     | CARPET      | Effective Year Built            |             | 1991        |
| Heating Fuel        | 1     | OIL         | Depreciation Code               |             | GD          |
| Heating Type        | 1     | FORCED H/A  | Remodel Rating                  |             |             |
| AC Percent          | 100   |             | Year Remodeled                  |             |             |
| FBM Sqft            |       |             | Depreciation %                  |             | 27          |
| Bldg Use            | 341   | BANK        | Functional Obsol                |             |             |
| Total Rooms         | 0     |             | External Obsol                  |             |             |
| Bedrooms            | 0     |             | Trend Factor                    |             | 1           |
| Full Baths          | 0     |             | Condition                       |             |             |
| Half Baths          | 3     |             | Condition %                     |             |             |
| Extra Fixtures      | 1     |             | Percent Good                    |             | 73          |
| #Heat Sys           | 1     |             | Cns Sect Rcnd                   |             | 288,400     |
| Frame               | 1     | WOOD        | Dep % Ovr                       |             |             |
| Bath Style          | A     | AVERAGE     | Dep Ovr Comment                 |             |             |
| Foundation          | 6     | SLAB        | Misc Imp Ovr                    |             |             |
| Partitions          | T     | TYPICAL     | Misc Imp Ovr Comment            |             |             |
| Wall Height         | 12.00 |             | Cost to Cure Ovr                |             |             |
| FBM Quality         |       |             | Cost to Cure Ovr Comment        |             |             |
| Kitchens            | 1     |             |                                 |             |             |

| 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   | 10,000 | 1.61       | 1960   | AV    |    | 55     | A     | 1.00      | 8,900       |
| 84                                                                 | SIGN-ILU    | L   | 63     | 40.25      | 2007   | GD    |    | 70     | A     | 1.00      | 1,800       |
| 81                                                                 | COOLER      | B   | 64     | 46.00      | 1991   | AV    |    | 73     | A     | 1.00      | 2,100       |
| 01                                                                 | SHED/MTL    | L   | 128    | 5.18       | 1980   | AV    |    | 55     | A     | 1.00      | 400         |
| 60                                                                 | A-T-M       | B   | 1      | 28750.00   | 1991   | GD    |    | 73     | A     | 1.00      | 21,000      |
| 58                                                                 | D-UP,PNU    | B   | 1      | 20700.00   | 1991   | GD    |    | 73     | A     | 1.00      | 15,100      |
| 84                                                                 | SIGN-ILU    | L   | 22     | 40.25      | 2007   | AV    |    | 55     | A     | 1.00      | 500         |
| 81                                                                 | COOLER      | L   | 80     | 46.00      | 2008   | GD    |    | 70     | A     | 1.00      | 2,600       |
| 22                                                                 | WOOD DK     | L   | 90     | 9.20       | 2008   | GD    |    | 70     | A     | 1.00      | 600         |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| EFP                               | ENCL PORCH  | 0           | 44         |          | 33.70     | 1,483          |
| FFL                               | 1ST FLOOR   | 2,956       | 2,956      |          | 114.07    | 337,179        |
| OFP                               | OPEN PORCH  | 0           | 52         |          | 10.97     | 570            |
| SFL                               | 2ND FLOOR   | 480         | 480        |          | 114.07    | 54,752         |
| UCN                               | UNFIN CAN   | 0           | 192        |          | 5.94      | 1,141          |
| Ttl Gross Liv / Lease Area        |             | 3,436       | 3,724      | 3,464    |           | 395,125        |

