

Property Location 58 BOND AV  
Vision ID 2221

Account # 2260

Map ID 28A/ 53/ B-1/ /  
Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 316  
Print Date 11/3/2021 5:33:14 PM

| CURRENT OWNER                                                                                                                                                                                                                                                                                                                                                      |            | TOPO                                                                                                | UTILITIES         | STRT / ROAD | LOCATION    | CURRENT ASSESSMENT                                              |                              |                                                                     |            | <div>1006</div> <div>EAST LONGMEADOW, MA</div> <div>VISION</div> |          |                  |                     |                |            |         |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------|-------------------|-------------|-------------|-----------------------------------------------------------------|------------------------------|---------------------------------------------------------------------|------------|------------------------------------------------------------------|----------|------------------|---------------------|----------------|------------|---------|----------|
| J D HOLDING CORPORATION<br><br>58 BOND AVE<br><br>EAST LONGMEADOW MA 01028                                                                                                                                                                                                                                                                                         |            |                                                                                                     |                   |             |             | Description                                                     | Code                         | Appraised                                                           | Assessed   |                                                                  |          |                  |                     |                |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             | COMMERC.                                                        | 316                          | 281,800                                                             | 281,800    |                                                                  |          |                  |                     |                |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             | COMM LAND                                                       | 316                          | 110,000                                                             | 110,000    |                                                                  |          |                  |                     |                |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            | SUPPLEMENTAL DATA                                                                                   |                   |             |             | COMMERC.                                                        | 316                          | 8,000                                                               | 8,000      |                                                                  |          |                  |                     |                |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            | Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID F_380438_2848131 |                   |             |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |                              |                                                                     |            |                                                                  |          |                  |                     |                |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             | Total                                                           |                              | 399,800                                                             | 399,800    |                                                                  |          |                  |                     |                |            |         |          |
| RECORD OF OWNERSHIP                                                                                                                                                                                                                                                                                                                                                |            | BK-VOL/PAGE                                                                                         | SALE DATE         | Q/U         | V/I         | SALE PRICE                                                      | VC                           | PREVIOUS ASSESSMENTS (HISTORY)                                      |            |                                                                  |          |                  |                     |                |            |         |          |
| J D HOLDING CORPORATION<br>DIBON REALTY                                                                                                                                                                                                                                                                                                                            |            | 07292                                                                                               | 0466              | 10-12-1989  | U           | I                                                               | 255,000                      |                                                                     | Year       | Code                                                             | Assessed | Year             | Code                | Assessed       | Year       | Code    | Assessed |
|                                                                                                                                                                                                                                                                                                                                                                    |            | 03451                                                                                               | 0039              | 08-28-1969  | U           | I                                                               | 0                            |                                                                     | 2021       | 316                                                              | 296,200  | 2020             | 316                 | 296,200        | 2019       | 316     | 288,500  |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     | 316        | 110,000                                                          |          | 316              | 110,000             |                | 316        | 106,400 |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     | 316        | 8,000                                                            |          | 316              | 8,000               |                | 316        | 8,000   |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            | Total                                                                                               |                   |             |             |                                                                 |                              | 414,200                                                             |            | Total                                                            |          | 414,200          |                     | Total          |            | 402,900 |          |
| 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                                                                                                                                                                                                                                                                                                                                                               |            |                                                                                                     |                   |             |             | 316                                                             |                              | BA                                                                  |            |                                                                  |          |                  |                     |                |            |         |          |
| NOTES                                                                                                                                                                                                                                                                                                                                                              |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     |            |                                                                  |          |                  |                     |                |            |         |          |
| SUB DIV #627<br>CT VALLEY ARTESIAN WELL CO.<br>2ND OFFICE VACANT FOR RENT                                                                                                                                                                                                                                                                                          |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     |            |                                                                  |          |                  |                     |                |            |         |          |
| <div>             Appraised Bldg. Value (Card) 281,800<br/>             Appraised Xf (B) Value (Bldg) 0<br/>             Appraised Ob (B) Value (Bldg) 8,000<br/>             Appraised Land Value (Bldg) 110,000<br/>             Special Land Value 0<br/>             Total Appraised Parcel Value 399,800<br/>             Valuation Method C           </div> |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     |            |                                                                  |          |                  |                     |                |            |         |          |
| Total Appraised Parcel Value                                                                                                                                                                                                                                                                                                                                       |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     |            |                                                                  |          |                  |                     |                | 399,800    |         |          |
| BUILDING PERMIT RECORD                                                                                                                                                                                                                                                                                                                                             |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     |            |                                                                  |          |                  |                     |                |            |         |          |
| Permit Id                                                                                                                                                                                                                                                                                                                                                          | Issue Date | Type                                                                                                | Description       | Amount      | Insp Date   | % Comp                                                          | Date Comp                    | Comments                                                            | Date       | Id                                                               | Type     | Is               | Cd                  | Purpose/Result |            |         |          |
| 121                                                                                                                                                                                                                                                                                                                                                                | 05-24-2004 | 4                                                                                                   | ADDITION          | 95,000      |             |                                                                 |                              | 1952 SF                                                             | 04-20-2021 | 333                                                              |          |                  | 14                  | INSPECTED      |            |         |          |
| 2                                                                                                                                                                                                                                                                                                                                                                  | 01-01-1988 | MN                                                                                                  | Manual Note       | 130,000     |             |                                                                 |                              | OFFICE                                                              | 06-26-2017 | 317                                                              |          |                  | 16                  | FIELDREV CHG   |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     | 02-05-2017 | 317                                                              |          |                  | 16                  | FIELDREV CHG   |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     | 02-25-2010 | 100                                                              |          |                  | 16                  | FIELDREV CHG   |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     | 01-03-2005 | 311                                                              |          |                  | 2                   | MEASURED       |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     | 05-26-2004 | 303                                                              |          |                  | 3                   | MEAS+INSPCTD   |            |         |          |
|                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                                                     |                   |             |             |                                                                 |                              |                                                                     | 12-09-1988 | 107                                                              |          |                  | 2                   | MEASURED       |            |         |          |
| 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                                                                                                                                                                                                                                                                                                                                                                  | 316        | COM WHS                                                                                             | BUS               | SITE        | 24,015 SF   | 4.16                                                            | 1.10000                      | C                                                                   | 1.00       | CA                                                               | 1.000    |                  |                     | 0              | 4.58       | 110,000 |          |
| Total Card Land Units                                                                                                                                                                                                                                                                                                                                              |            |                                                                                                     |                   |             | 0.55        | AC                                                              | Parcel Total Land Area: 0.55 |                                                                     |            |                                                                  |          | Total Land Value |                     |                |            |         | 110,000  |

| CONSTRUCTION DETAIL                                                |             |       |             |            |             | CONSTRUCTION DETAIL (CONTINUED) |             |           |                |             |  |
|--------------------------------------------------------------------|-------------|-------|-------------|------------|-------------|---------------------------------|-------------|-----------|----------------|-------------|--|
| Element                                                            |             | Cd    | Description |            |             | Element                         |             | Cd        | Description    |             |  |
| Style:                                                             |             | 43    | WAREHOUSE   |            |             |                                 |             |           |                |             |  |
| Model                                                              |             | 94    | COMMERCIAL  |            |             |                                 |             |           |                |             |  |
| Grade                                                              |             | B+    | GOOD (+)    |            |             |                                 |             |           |                |             |  |
| Stories                                                            |             | 2.00  | 2 STORY     |            |             |                                 |             |           |                |             |  |
| Occupancy                                                          |             | 2.00  |             |            |             | MIXED USE                       |             |           |                |             |  |
| Exterior Wall 1                                                    |             | 18    | CORREG STL  |            |             | Code                            | Description |           |                | Percentage  |  |
| Exterior Wall 2                                                    |             | 21    | CONC BLOCK  |            |             | 316                             | COM WHS     |           |                | 100         |  |
| Roof Structure                                                     |             | 1     | GABLE       |            |             |                                 |             |           |                | 0           |  |
| Roof Cover                                                         |             | 9     | METAL       |            |             |                                 |             |           |                | 0           |  |
| Interior Wall 1                                                    |             | 5     | MINIMUM     |            |             | COST / MARKET VALUATION         |             |           |                |             |  |
| Interior Wall 2                                                    |             | 1     | DRYWALL     |            |             | RCN                             |             |           | 370,733        |             |  |
| Interior Floor 1                                                   |             | 12    | CONCRETE    |            |             | Year Built                      |             |           | 1988           |             |  |
| Interior Floor 2                                                   |             | 4     | CARPET      |            |             | Effective Year Built            |             |           | 1994           |             |  |
| Heating Fuel                                                       |             | 2     | GAS         |            |             | Depreciation Code               |             |           | AG             |             |  |
| Heating Type                                                       |             | 1     | FORCED H/A  |            |             | Remodel Rating                  |             |           |                |             |  |
| AC Percent                                                         |             | 20    |             |            |             | Year Remodeled                  |             |           |                |             |  |
| FBM Sqft                                                           |             |       |             |            |             | Depreciation %                  |             |           | 24             |             |  |
| Bldg Use                                                           |             | 316   | COM WHS     |            |             | Functional Obsol                |             |           |                |             |  |
| Total Rooms                                                        |             | 0     |             |            |             | External Obsol                  |             |           |                |             |  |
| Bedrooms                                                           |             | 0     |             |            |             | Trend Factor                    |             |           | 1              |             |  |
| Full Baths                                                         |             | 0     |             |            |             | Condition                       |             |           |                |             |  |
| Half Baths                                                         |             | 4     |             |            |             | Condition %                     |             |           |                |             |  |
| Extra Fixtures                                                     |             | 0     |             |            |             | Percent Good                    |             |           | 76             |             |  |
| #Heat Sys                                                          |             | 1     |             |            |             | Cns Sect Rcnld                  |             |           | 281,800        |             |  |
| Frame                                                              |             | 2     | STEEL       |            |             | Dep % Ovr                       |             |           |                |             |  |
| Bath Style                                                         |             | A     | AVERAGE     |            |             | Dep Ovr Comment                 |             |           |                |             |  |
| Foundation                                                         |             | 6     | SLAB        |            |             | Misc Imp Ovr                    |             |           |                |             |  |
| Partitions                                                         |             | T     | TYPICAL     |            |             | Misc Imp Ovr Comment            |             |           |                |             |  |
| Wall Height                                                        |             | 20.00 |             |            |             | Cost to Cure Ovr                |             |           |                |             |  |
| FBM Quality                                                        |             |       |             |            |             | Cost to Cure Ovr Comment        |             |           |                |             |  |
| Overhead Door                                                      |             | 05    | 5 OVD       |            |             |                                 |             |           |                |             |  |
| 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     | 8,700       | 1.61       | 1988        | AV                              | 55          | A         | 1.00           | 7,700       |  |
| 88                                                                 | FENCE-6     | L     | 42          | 9.78       | 2001        | AV                              | 55          | G         | 1.25           | 300         |  |
| BUILDING SUB-AREA SUMMARY SECTION                                  |             |       |             |            |             |                                 |             |           |                |             |  |
| Code                                                               | Description |       |             |            | Living Area | Floor Area                      | Eff Area    | Unit Cost | Undeprec Value |             |  |
| FFL                                                                | 1ST FLOOR   |       |             |            | 5,016       | 5,016                           |             | 43.03     | 215,830        |             |  |
| OFC                                                                | OFFICE      |       |             |            | 3,600       | 3,600                           |             | 43.03     | 154,902        |             |  |
| Ttl Gross Liv / Lease Area                                         |             |       |             |            | 8,616       | 8,616                           | 8,616       |           | 370,732        |             |  |

