

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION			
ASM + COMPANY INC C/O IRWIN INDUSTRIAL TOOL CO PO BOX 1029 DUBLINPA18917					1	TYPCL					Description	Code	Appraised	Assessed							
											INDUSTR.	400	10,304,600	10,304,600							
											IND LAND	400	2,652,100	2,652,100							
SUPPLEMENTAL DATA											INDUSTR.	400	397,600	397,600							
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS IDF_378682_2846794						Received NIA Field 8 Field 9 Field 10 Assoc Pid#					Total		13,354,300	13,354,300							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
ASM + COMPANY INC AMERICAN				24037	LC	12-27-1988	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				LC03	0000	02-13-1952	U	I	0		2022	400	9,731,900	2021	400	9,864,200	2020	400	9,864,200		
											400	2,135,400		400	2,135,400		400	2,135,400			
											400	382,400		400	422,900		400	422,900			
											Total		12,249,700	Total		12,422,500	Total		12,422,500		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)10,176,000 Appraised Xf (B) Value (Bldg)128,600 Appraised Ob (B) Value (Bldg)397,600 Appraised Land Value (Bldg)2,652,100 Special Land Value0 Total Appraised Parcel Value13,354,300 Valuation MethodC Total Appraised Parcel Value13,354,300									
Year	Code	Description		Amount		Code	Description		Number	Amount	Comm Int										
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing			Batch												
0001						400			GG												
NOTES																					
AMERICAN SAW & MFL AKA LENOX AKA SBD UNDER THE UMBRELLA OF IRWIN TOOLS INDUSTRIAL																					
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		
202103264		11-19-2021		42	REPAIRS		18,636	06-16-2022	100	03-01-2022		REMV & RPLC RAILING TO D		06-16-2022	334			15	PERMIT VISIT		
202102577		08-10-2021		4	ADDITION		142,879	06-16-2022	100	03-31-2022		88X18 CONCRETE PAD, FEN		04-20-2021	333			14	INSPECTED		
202003140		12-14-2020		91	INSULATION		445,000		0			BLDG #3 & BLDG #9		06-21-2017	317			15	PERMIT VISIT		
202003068		12-02-2020		MN	Manual Note		239,000		0			SHEET METAL PERMIT		03-16-2017	317			15	PERMIT VISIT		
202003065		12-01-2020		MN	Manual Note		117,000		0			SHEET METAL		02-05-2017	317			16	FIELDREV CHG		
201802637		08-20-2018		15	TENT		750		0			TEMPORARY		04-29-2016	317			15	PERMIT VISIT		
201703005		11-29-2017		MN	Manual Note		115.052		100			CURTAIN WALL BUILDING #9		05-15-2015	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	400	FACTORY	IND	SITE	871,200	SF	3.35	0.70000	B	1.00	GG	1.000					0	2.35	2,047,300		
1	400	FACTORY	IND	EXCESS	18.000	AC	42,000.00	0.80000	0	1.00	GG	1.000					0	33,600	604,800		
Total Card Land Units					38.00	AC	Parcel Total Land Area: 38.00					Total Land Value					2,652,100				

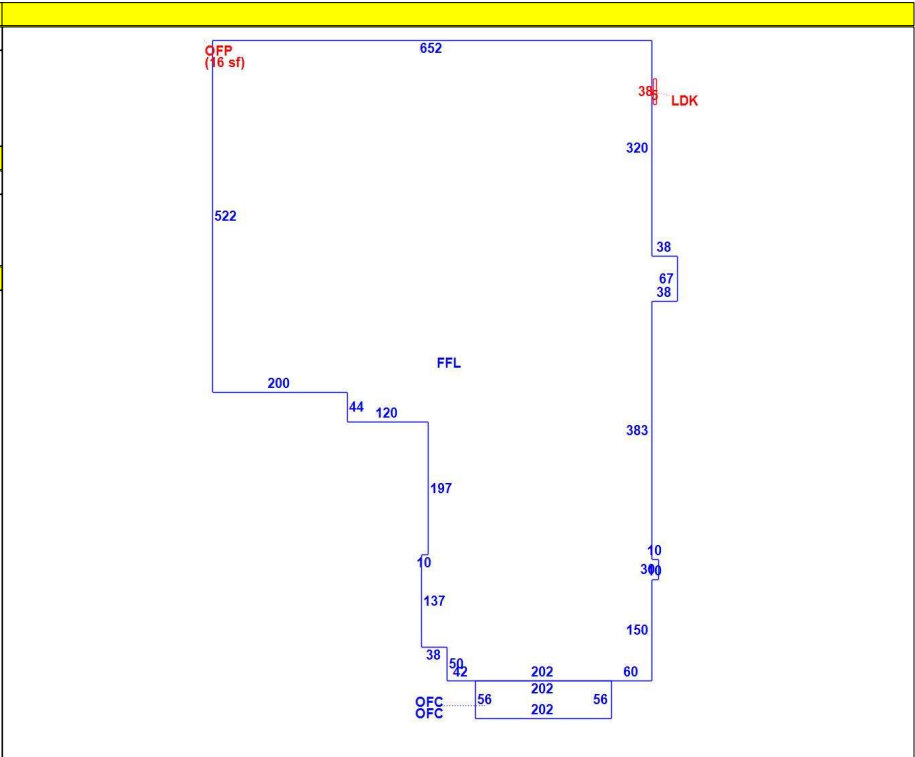
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	34	INDUSTRIAL			
Model	96	INDUSTRIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	7	BRICK			
Exterior Wall 2	15	AVERAGE			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	5	MINIMUM			
Interior Wall 2					
Interior Floor 1	12	CONCRETE			
Interior Floor 2					
Heating Fuel	2	GAS			
Heating Type	7	UNIT HTRS			
AC Percent	5				
FBM Sqft					
Bldg Use	400	FACTORY			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	10				
Extra Fixtures	65				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	21.00				
FBM Quality					
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION		
RCN		14,964,680
Year Built		1962
Effective Year Built		1989
Depreciation Code		AG
Remodel Rating		
Year Remodeled		
Depreciation %		32
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		68
Cns Sect Rcld		10,176,000
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	301.43	1.61	1970	AV	60	A	1.00	291,200
91	LOAD LEV	B	13	3680.00	1986	AV	65	A	1.00	31,100
77	LITE-SIN	L	4	690.00	1988	AV	60	A	1.00	1,700
88	FENCE-6	L	190	9.78	1978	AV	60	A	1.00	1,100
61	ELEV-COMME	B	2	75000.00	1986	AV	65		0.00	97,500
01	SHED/MTL	L	60	5.18	1997	GD	70	E	1.75	400
31	BARN	L	2,176	16.10	2002	GD	70	V	1.50	36,800
84	SIGN-ILU	L	40	40.25	2010	GD	70	G	1.25	1,400
78	LITE-DBL	L	3	920.00	1970	AV	60	A	1.00	1,700
77	LITE-SIN	L	12	690.00	1970	AV	60	A	1.00	5,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	490,536	490,536		29.16	14,304,324	
LDK	LOADING DK	0	190		2.92	554	
OFC	OFFICE	22,624	22,624		29.16	659,729	
OPF	OPEN PORCH	0	16		3.65	58	
Ttl Gross Liv / Lease Area		513,160	513,366			14,964,665	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION								
ASM + COMPANY INC C/O IRWIN INDUSTRIAL TOOL CO PO BOX 1029 DUBLIN PA 18917				1	TYPCL					Description	Code	Appraised	Assessed									
										INDUSTR.	400	10,304,600	10,304,600									
										IND LAND	400	2,652,100	2,652,100									
SUPPLEMENTAL DATA										INDUSTR.	400	397,600	397,600									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_378682_2846794						Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		13,354,300	13,354,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2022	400	9,731,900	2021	400	9,864,200	2020	400	9,864,200
															400	2,135,400		400	2,135,400		400	2,135,400
															400	382,400		400	422,900		400	422,900
Total												Total		12,249,700	Total		12,422,500	Total		12,422,500		
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														APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method 128,600 397,600 2,652,100 0 13,354,300 C								
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method 128,600 397,600 2,652,100 0 13,354,300 C										
Nbhd		Nbhd Name		B		Tracing		Batch														
0001								GG														
NOTES																						
												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method 128,600 397,600 2,652,100 0 13,354,300 C										
												Total Appraised Parcel Value								13,354,300		
												BUILDING PERMIT RECORD										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result					
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						
Total Card Land Units						Parcel Total Land Area:					Total Land Value					2,652,100						

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION								
ASM + COMPANY INC C/O IRWIN INDUSTRIAL TOOL CO PO BOX 1029 DUBLIN PA 18917				1	TYPCL					Description	Code	Appraised	Assessed									
										INDUSTR.	400	10,304,600	10,304,600									
										IND LAND	400	2,652,100	2,652,100									
SUPPLEMENTAL DATA										INDUSTR.	400	397,600	397,600									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_378682_2846794						Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		13,354,300	13,354,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2022	400	9,731,900	2021	400	9,864,200	2020	400	9,864,200
															400	2,135,400		400	2,135,400		400	2,135,400
															400	382,400		400	422,900		400	422,900
Total												Total		12,249,700	Total		12,422,500	Total		12,422,500		
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														APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method 128,600 397,600 2,652,100 0 13,354,300 C								
ASSESSING NEIGHBORHOOD												Total Appraised Parcel Value 13,354,300										
Nbhd		Nbhd Name		B		Tracing		Batch														
0001								GG														
NOTES																						
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					
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				
Total Card Land Units							Parcel Total Land Area:										Total Land Value		2,652,100			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	34	INDUSTRIAL									
Model	96	INDUSTRIAL									
Grade	C	AVERAGE									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	7	BRICK									
Exterior Wall 2	15	AVERAGE									
Roof Structure	4	FLAT									
Roof Cover	4	TAR+GRAVEL									
Interior Wall 1	5	MINIMUM									
Interior Wall 2											
Interior Floor 1	12	CONCRETE									
Interior Floor 2											
Heating Fuel	2	GAS									
Heating Type	7	UNIT HTRS									
AC Percent	5										
FBM Sqft											
Bldg Use	400	FACTORY									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	10										
Extra Fixtures	65										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	21.00										
FBM Quality											
Overhead Door											
Kitchens	0										
MIXED USE Code Description Percentage											
COST / MARKET VALUATION											
RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cns Sect Rcnd 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	
89	FENCE-8	L	1,584	12.65	2022	AV	60	A	1.00	12,000	
86	CONC PAV	L	1,584	2.30	2022	GD	70	G	1.25	3,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											