

| 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<br>MA<br>01109                             |            |             |             |             |            | 1                 | TYPCL                        |                                                                     |         |            |              | Description                                                         |                                | Code                | Appraised |               | Assessed       |         |      |                                                         |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | COMMERC.                                                            | 341                            | 354,600             |           | 354,600       |                |         |      |                                                         |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | COMM LAND                                                           | 341                            | 151,500             |           | 151,500       |                |         |      |                                                         |     |          |         |
| SUPPLEMENTAL DATA                                                                                                    |            |             |             |             |            |                   |                              |                                                                     |         |            |              | COMMERC.                                                            |                                | 341                 | 17,500    |               | 17,500         |         |      |                                                         |     |          |         |
| Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br><br>GIS ID      F_379796_2847784         |            |             |             |             |            |                   |                              | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |         |            |              |                                                                     |                                |                     |           |               |                |         |      |                                                         |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Total                                                               |                                | 523,600             |           | 523,600       |                |         |      |                                                         |     |          |         |
| 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  |            |              | 2023                                                                | 341                            | 323,300             | 2022      | 341           | 303,700        | 2021    | 341  | 326,600                                                 |     |          |         |
|                                                                                                                      |            |             |             | 07737       | 0089       | 06-25-1991        | U                            | I                                                                   | 1       |            |              |                                                                     |                                |                     |           |               |                |         |      |                                                         | 341 | 131,200  | 131,200 |
|                                                                                                                      |            |             |             | 05665       | 0434       | 08-10-1984        | U                            | I                                                                   | 112,000 |            |              |                                                                     |                                |                     |           |               |                |         |      |                                                         |     |          |         |
| Total                                                                                                                |            |             |             |             |            |                   |                              |                                                                     |         |            |              | 475,700                                                             |                                | Total               |           | 449,700       |                | Total   |      | 472,600                                                 |     |          |         |
| 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                                                                                                                |            |             |             |             |            |                   |                              |                                                                     |         |            |              |                                                                     |                                |                     |           |               |                |         |      |                                                         |     |          |         |
| FRIGIO`S -GREATER SPRINGFIELD CREDIT<br>UNION                                                                        |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Appraised Bldg. Value (Card)                                        |                                |                     |           |               |                |         |      | 337,400                                                 |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Appraised Xf (B) Value (Bldg)                                       |                                |                     |           |               |                |         |      | 17,200                                                  |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Appraised Ob (B) Value (Bldg)                                       |                                |                     |           |               |                |         |      | 17,500                                                  |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Appraised Land Value (Bldg)                                         |                                |                     |           |               |                |         |      | 151,500                                                 |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Special Land Value                                                  |                                |                     |           |               |                |         |      | 0                                                       |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Total Appraised Parcel Value                                        |                                |                     |           |               |                |         |      | 523,600                                                 |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Valuation Method                                                    |                                |                     |           |               |                |         |      | C                                                       |     |          |         |
|                                                                                                                      |            |             |             |             |            |                   |                              |                                                                     |         |            |              | Total Appraised Parcel Value                                        |                                |                     |           |               |                |         |      | 523,600                                                 |     |          |         |
| 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                                                                 |         |            |              | 03-04-2021                                                          | 334                            |                     |           | 14            | INSPECTED      |         |      |                                                         |     |          |         |
| 166                                                                                                                  | 05-20-2008 | 17          | DECK        | 300         |            | 0                 |                              | 7 FOOT PLATFORM                                                     |         |            |              | 06-05-2015                                                          | 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                | 6.43                         | 1.56000                                                             | D       | 1.00       | BA           | 1.000                                                               |                                |                     | 0         |               | 10.03          | 151,500 |      |                                                         |     |          |         |
| Total Card Land Units                                                                                                |            |             |             |             | 0.35       | AC                | Parcel Total Land Area: 0.35 |                                                                     |         |            |              | Total Land Value                                                    |                                |                     |           |               | 151,500        |         |      |                                                         |     |          |         |

| 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           | 2.00  |             |         |    |             |                                 |  |  |  |  |  |
| Exterior Wall 1     | 4     | VINYL       |         |    |             |                                 |  |  |  |  |  |
| Exterior Wall 2     | 8     | BRICK VENR  |         |    |             |                                 |  |  |  |  |  |
| Roof Structure      | 1     | GABLE       |         |    |             |                                 |  |  |  |  |  |
| Roof Cover          | 1     | ASPHALT SH  |         |    |             |                                 |  |  |  |  |  |
| Interior Wall 1     | 8     | PLYWD PANL  |         |    |             |                                 |  |  |  |  |  |
| Interior Wall 2     | 1     | DRYWALL     |         |    |             |                                 |  |  |  |  |  |
| Interior Floor 1    | 6     | CERAMIC TL  |         |    |             |                                 |  |  |  |  |  |
| Interior Floor 2    | 4     | CARPET      |         |    |             |                                 |  |  |  |  |  |
| Heating Fuel        | 2     | GAS         |         |    |             |                                 |  |  |  |  |  |
| Heating Type        | 1     | FORCED H/A  |         |    |             |                                 |  |  |  |  |  |
| AC Percent          | 100   |             |         |    |             |                                 |  |  |  |  |  |
| FBM Sqft            |       |             |         |    |             |                                 |  |  |  |  |  |
| Bldg Use            | 341   | BANK        |         |    |             |                                 |  |  |  |  |  |
| Total Rooms         | 0     |             |         |    |             |                                 |  |  |  |  |  |
| Bedrooms            | 0     |             |         |    |             |                                 |  |  |  |  |  |
| Full Baths          | 0     |             |         |    |             |                                 |  |  |  |  |  |
| Half Baths          | 3     |             |         |    |             |                                 |  |  |  |  |  |
| Extra Fixtures      | 1     |             |         |    |             |                                 |  |  |  |  |  |
| #Heat Sys           | 1     |             |         |    |             |                                 |  |  |  |  |  |
| Frame               | 1     | WOOD        |         |    |             |                                 |  |  |  |  |  |
| Bath Style          | A     | AVERAGE     |         |    |             |                                 |  |  |  |  |  |
| Foundation          | 6     | SLAB        |         |    |             |                                 |  |  |  |  |  |
| Partitions          | T     | TYPICAL     |         |    |             |                                 |  |  |  |  |  |
| Wall Height         | 10.00 |             |         |    |             |                                 |  |  |  |  |  |
| FBM Quality         |       |             |         |    |             |                                 |  |  |  |  |  |
| Overhead Door       |       |             |         |    |             |                                 |  |  |  |  |  |
| 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 | 2.00       | 1960   | AV       | 55     | A     | 1.00      | 11,000      |
| 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    | 10.00      | 1980   | AV       | 55     | A     | 1.00      | 700         |
| 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     | 15.00      | 2008   | GD       | 70     | A     | 1.00      | 900         |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| EFP                               | ENCL PORCH  | 0           | 44         |          | 39.43     | 1,735          |  |
| FFL                               | 1ST FLOOR   | 2,956       | 2,956      |          | 133.45    | 394,466        |  |
| OFF                               | OPEN PORCH  | 0           | 52         |          | 12.83     | 667            |  |
| SFL                               | 2ND FLOOR   | 480         | 480        |          | 133.45    | 64,054         |  |
| UCN                               | UNFIN CAN   | 0           | 192        |          | 6.95      | 1,334          |  |
| Ttl Gross Liv / Lease Area        |             | 3,436       | 3,724      |          |           | 462,256        |  |

