

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARTAMUNDI EAST LONGMEADOW			1 TYPCL			Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA
443 SHAKER RD						INDUSTR.	400	25,027,400	25,027,400	
EAST LONGMEADOW MA 01028						IND LAND	400	5,226,600	5,226,600	
						INDUSTR.	400	2,034,900	2,034,900	
SUPPLEMENTAL DATA										
Alt Prcl ID					Received					
SP Permit					NIA					
Chapter La					Field 8					
OC Dates					Field 9					
In+Ex FY					Field 10					
Mailed										
GIS ID F_378841_2842776					Assoc Pid#					
							Total	32,288,900	32,288,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARTAMUNDI EAST LONGMEADOW LLC		20855	0597	09-01-2015	U	I	19,426,597	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILTON BRADLEY COMPANY		03681	0189	04-11-1972	U	I	0		2024	400	23,317,600	2023	400	22,126,500	2022	400	22,673,700
										400	5,226,600		400	4,825,800		400	3,575,400
										400	2,034,900		400	1,800,000		400	1,794,200
							Total		30,579,100		Total		28,752,300		Total		28,043,300

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			400	GG						

NOTES										APPRAISED VALUE SUMMARY					
MILTON BRADLEY 50% MFG 39% WHS 11%OFC					FY23 COMBINED 20-2-0 + 19-12-A INTO MAIN					Appraised Bldg. Value (Card)		5,454,800			
2019 NEENAN & NOW PLASTIC LEASING SPACE					PARCEL 20-1-0 PLAN 388 PG 60 AND					Appraised Xf (B) Value (Bldg)		255,800			
DENSLOW SIDE & REAL LIVING ESTATE OFFICE					FULL TITLE SEE 23863-471 5/4/21					Appraised Ob (B) Value (Bldg)		2,034,900			
										Appraised Land Value (Bldg)		5,226,600			
										Special Land Value		0			
										Total Appraised Parcel Value		32,288,900			
										Valuation Method		C			
							Total Appraised Parcel Value		32,288,900						

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	
B-23-547	08-01-2023	6	SIGN	20,000	06-20-2024	100		REPLACE 4 EXTERIOR SIGN	06-20-2024	334			15	PERMIT VISIT	
202202233	06-24-2022	6	SIGN	4,000		0		ATT'D SIGN	06-30-2021	400			15	PERMIT VISIT	
202002405	08-26-2020	6	SIGN	2,850	06-30-2021	100	06-30-2021	42.6 SQ FT-ON BUILDING NO	04-20-2021	333			14	INSPECTED	
202002329	08-18-2020	6	SIGN	125	06-30-2021	100	06-30-2021	3 TEMPORARY SIGNS	06-10-2019	400			15	PERMIT VISIT	
201900753	03-14-2019	6	SIGN	1,200	06-10-2019	100	06-10-2019	3 ENTRY SIGNS FOR NEENA	06-19-2018	333			15	PERMIT VISIT	
201900504	02-14-2019	9	ALTERATION	117,155	06-10-2019	100	06-10-2019	REMOVE WALL INSTALL OV	05-29-2018	400			15	PERMIT VISIT	
201900346	02-04-2019	9	ALTERATION	27,940	06-10-2019	100	06-10-2019	CREATE OFFICE SPACE AD	03-21-2017	317			15	PERMIT VISIT	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	400	FACTORY	IND	SITE	1,742.40	SF	3.69	0.70000	B	1.00	GG	1.000		0	2.58	4,495,400	
1	400	FACTORY	IND	EXCESS	17.410	AC	42,000.00	1.00000	0	1.00	GG	1.000		0	42,000	731,200	
Total Card Land Units					57.41	AC	Parcel Total Land Area: 57.41					Total Land Value					5,226,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	71	OFFICE			
Model	96	INDUSTRIAL			
Grade	C	AVERAGE			
Stories	2.00	2 STORY			
Occupancy	1.00				
Exterior Wall 1	25	CONC.PANEL			
Exterior Wall 2					
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	1	DRYWALL			
Interior Wall 2	4	SOLID WOOD			
Interior Floor 1	4	CARPET			
Interior Floor 2					
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	400	FACTORY			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	4				
Extra Fixtures	10				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Overhead Door					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION		
RCN		10,292,158
Year Built		1967
Effective Year Built		1986
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		12
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		53
Cns Sect Rcnd		5,454,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

BMT
 (3,600 sf)

SFL
 (56,438 sf)

FFL
 (86,434 sf)

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
83	SIGN	L	46	28.75	1970	GD	70	E	1.75	1,600
77	LITE-SIN	L	37	690.00	1972	AV	60	G	1.25	19,100
78	LITE-DBL	L	2	920.00	1972	AV	60	G	1.25	1,400
89	FENCE-8	L	5,186	14.00	1970	AV	60	G	1.25	54,500
PMP	PMP HSE	L	400	86.25	1989	VG	85	V	1.50	44,000
MN	MANUAL	L	48	30.00	1967	AV	60	G	1.25	1,100
MN	MANUAL	L	5,400	30.00	1994	AV	60	G	1.25	121,500
61	ELEV-COMME	B	3	75000.00	1983	AV	56	A	0.00	126,000
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	3,600		14.34	51,607	
FFL	1ST FLOOR	86,434	86,434		71.68	6,195,278	
SFL	2ND FLOOR	56,438	56,438		71.68	4,045,273	
Ttl Gross Liv / Lease Area		142,872	146,472			10,292,158	



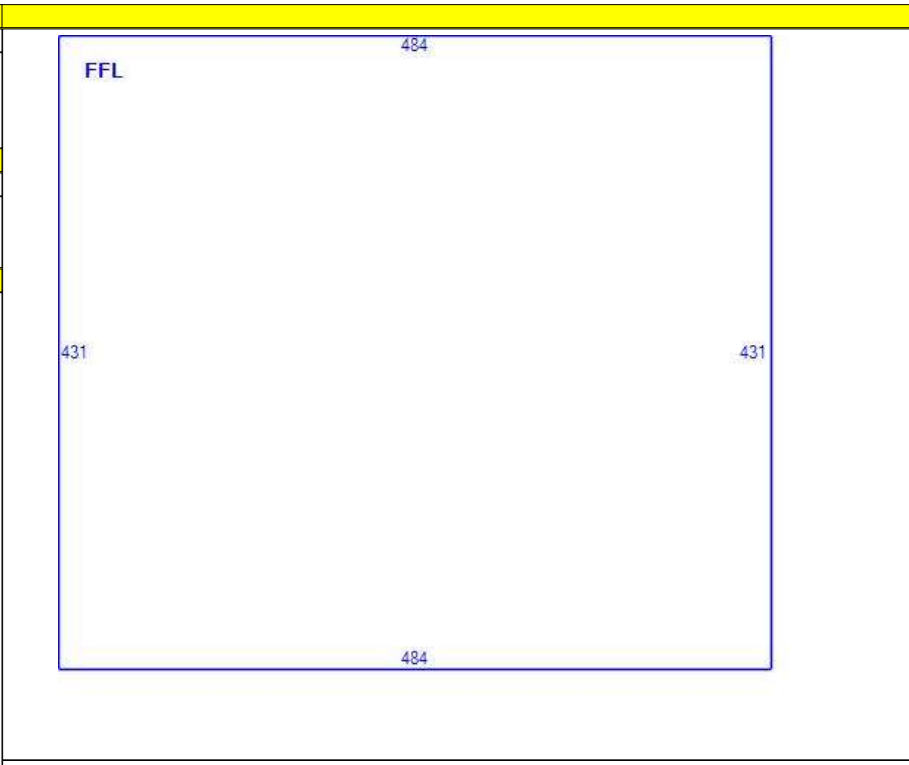
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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
CARTAMUNDI EAST LONGMEADOW			1 TYPCL			Description	Code	Appraised	Assessed								
443 SHAKER RD		SUPPLEMENTAL DATA				INDUSTR.	400	25,027,400	25,027,400								
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_378841_2842776				INDUSTR.	400	2,034,900	2,034,900								
						Total		32,288,900	32,288,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARTAMUNDI EAST LONGMEADOW LLC		20855 03681	0597 0189	09-01-2015	U	I	19,426,597	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILTON BRADLEY COMPANY				04-11-1972	U	I	0		2024	400	23,317,600	2023	400	22,126,500	2022	400	22,673,700
										400	5,226,600		400	4,825,800		400	3,575,400
										400	2,034,900		400	1,800,000		400	1,794,200
						Total		30,579,100	Total		28,752,300	Total		28,043,300			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount						Comm Int				
									APPRAISED VALUE SUMMARY								
Total			0.00											Appraised Bldg. Value (Card) 4,045,800			
ASSESSING NEIGHBORHOOD								Appraised Xf (B) Value (Bldg) 255,800									
Nbhd	Nbhd Name	B	Tracing	Batch						Appraised Ob (B) Value (Bldg) 2,034,900							
0001			400	GG						Appraised Land Value (Bldg) 5,226,600							
NOTES													Special Land Value 0				
													Total Appraised Parcel Value 32,288,900				
													Valuation Method C				
													Total Appraised Parcel Value 32,288,900				
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		
2	400	FACTORY	IND	SITE	0 SF	0.00	0.70000	B	1.00	GG	1.000		0	0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area: 57.41					Total Land Value 5,226,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	43	WAREHOUSE			
Model	96	INDUSTRIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	25	CONC.PANEL			
Exterior Wall 2					
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	6	AVERAGE			
Interior Wall 2					
Interior Floor 1	8	AVERAGE			
Interior Floor 2					
Heating Fuel	1	OIL			
Heating Type	1	FORCED H/A			
AC Percent	0				
FBM Sqft					
Bldg Use	400	FACTORY			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	6				
Extra Fixtures	20				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	24.00				
FBM Quality					
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION	
RCN	7,633,530
Year Built	1969
Effective Year Built	1986
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	12
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	53
Cns Sect Rcnld	4,045,800
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
46	AG BIN	L	400	2.30	1982	AV	60	E	1.75	1,000
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	208,604	208,604		36.59	7,633,530	
Ttl Gross Liv / Lease Area		208,604	208,604			7,633,530	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARTAMUNDI EAST LONGMEADOW			1 TYPCL			Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA
443 SHAKER RD						INDUSTR.	400	25,027,400	25,027,400	
EAST LONGMEADOW MA 01028						IND LAND	400	5,226,600	5,226,600	
						INDUSTR.	400	2,034,900	2,034,900	
SUPPLEMENTAL DATA						Total		32,288,900	32,288,900	VISION
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_378841_2842776				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARTAMUNDI EAST LONGMEADOW LLC		20855	0597	09-01-2015	U	I	19,426,597	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILTON BRADLEY COMPANY		03681	0189	04-11-1972	U	I	0		2024	400	23,317,600	2023	400	22,126,500	2022	400	22,673,700
										400	5,226,600		400	4,825,800		400	3,575,400
										400	2,034,900		400	1,800,000		400	1,794,200
									Total		30,579,100	Total		28,752,300	Total		28,043,300

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						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0001			400	GG							

NOTES												APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card)						3,374,800
												Appraised Xf (B) Value (Bldg)						255,800
												Appraised Ob (B) Value (Bldg)						2,034,900
												Appraised Land Value (Bldg)						5,226,600
												Special Land Value						0
												Total Appraised Parcel Value						32,288,900
												Valuation Method						C
												Total Appraised Parcel Value						32,288,900

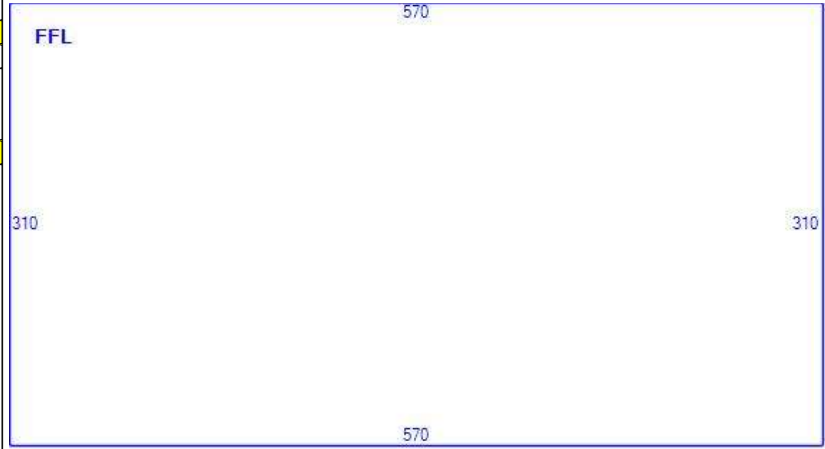
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	

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		
3	400	FACTORY	IND	SITE	0 SF	0.00	0.70000	B	1.00	GG	1.000			0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area: 57.41					Total Land Value					5,226,600

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	25	CONC.PANEL			
Exterior Wall 2					
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	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	400	FACTORY			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	8				
Extra Fixtures	16				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	22.00				
FBM Quality					
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION		
RCN		6,367,548
Year Built		1966
Effective Year Built		1986
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		12
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		53
Cns Sect Rcnd		3,374,800
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	769,55	2.00	1970	AV	60	G	1.25	1,154,300
72	TANK-AG	L	400,00	1.61	1970	GD	70	G	1.25	563,500
PMP	PMP HSE	L	575	86.25	1970	GD	70	G	1.25	43,400
91	LOAD LEV	B	63	3680.00	1983	AV	56	A	1.00	129,800
72	TANK-AG	L	5,000	1.61	1966	AV	60	A	1.00	4,800
71	TANK-IG	L	10,000	1.55	1966	AV	60	A	1.00	9,300
02	SHED/FR	L	1,260	12.00	1966	AV	60	F	0.90	8,200
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	176,700	176,700		36.04	6,367,544	
Ttl Gross Liv / Lease Area		176,700	176,700			6,367,544	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARTAMUNDI EAST LONGMEADOW			1 TYPCL			Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA
443 SHAKER RD						INDUSTR.	400	25,027,400	25,027,400	
EAST LONGMEADOW MA 01028						IND LAND	400	5,226,600	5,226,600	
						INDUSTR.	400	2,034,900	2,034,900	
SUPPLEMENTAL DATA										
Alt Prcl ID					Received					
SP Permit					NIA					
Chapter La					Field 8					
OC Dates					Field 9					
In+Ex FY					Field 10					
Mailed										
GIS ID F_378841_2842776					Assoc Pid#					
							Total	32,288,900	32,288,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARTAMUNDI EAST LONGMEADOW LLC		20855	0597	09-01-2015	U	I	19,426,597	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILTON BRADLEY COMPANY		03681	0189	04-11-1972	U	I	0		2024	400	23,317,600	2023	400	22,126,500	2022	400	22,673,700
										400	5,226,600		400	4,825,800		400	3,575,400
										400	2,034,900		400	1,800,000		400	1,794,200
							Total	30,579,100	Total	28,752,300	Total	28,043,300					

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			400	GG							

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	3,465,900		
												Appraised Xf (B) Value (Bldg)	255,800		
												Appraised Ob (B) Value (Bldg)	2,034,900		
												Appraised Land Value (Bldg)	5,226,600		
												Special Land Value	0		
												Total Appraised Parcel Value	32,288,900		
												Valuation Method	C		
												Total Appraised Parcel Value	32,288,900		

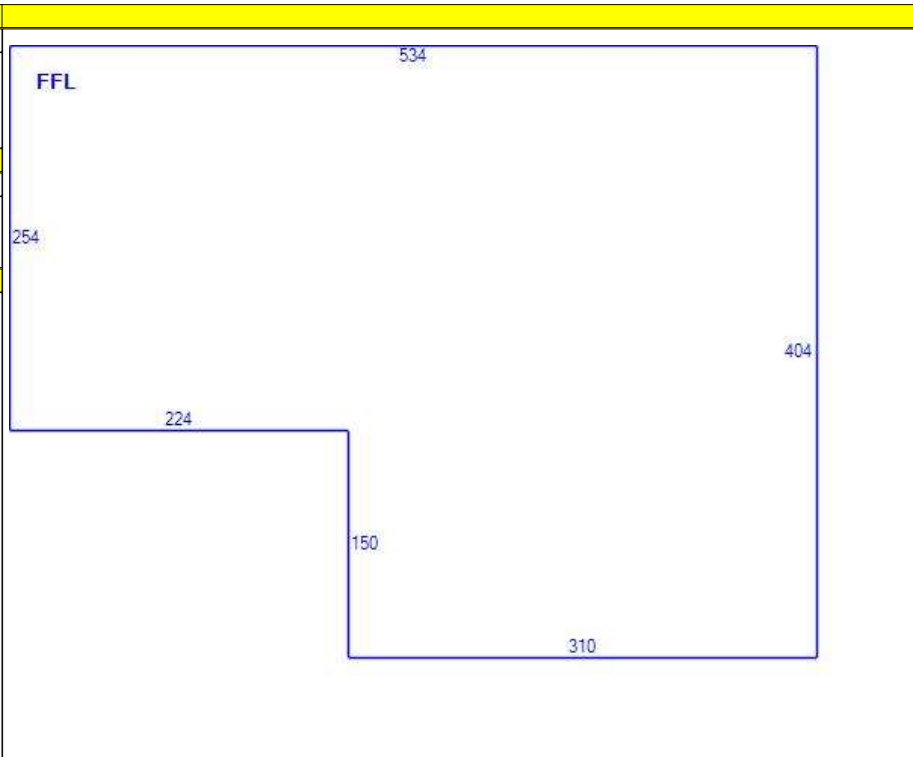
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	

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	
4	400	FACTORY	IND	SITE	0 SF	0.00	0.70000	B	1.00	GG	1.000		0	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 57.41					Total Land Value 5,226,600				

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	25	CONC.PANEL			
Exterior Wall 2					
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	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	400	FACTORY			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	6				
Extra Fixtures	12				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	22.00				
FBM Quality					
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION		
RCN		6,539,478
Year Built		1966
Effective Year Built		1986
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		12
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		53
Cns Sect Rcnd		3,465,900
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
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	182,136	182,136		35.90	6,539,484	
Ttl Gross Liv / Lease Area		182,136	182,136			6,539,484	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARTAMUNDI EAST LONGMEADOW			1 TYPCL			Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA
443 SHAKER RD						INDUSTR.	400	25,027,400	25,027,400	
EAST LONGMEADOW MA 01028						IND LAND	400	5,226,600	5,226,600	
						INDUSTR.	400	2,034,900	2,034,900	
SUPPLEMENTAL DATA										
Alt Prcl ID					Received					
SP Permit					NIA					
Chapter La					Field 8					
OC Dates					Field 9					
In+Ex FY					Field 10					
Mailed										
GIS ID F_378841_2842776					Assoc Pid#					
							Total	32,288,900	32,288,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARTAMUNDI EAST LONGMEADOW LLC		20855	0597	09-01-2015	U	I	19,426,597	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILTON BRADLEY COMPANY		03681	0189	04-11-1972	U	I	0		2024	400	23,317,600	2023	400	22,126,500	2022	400	22,673,700
										400	5,226,600		400	4,825,800		400	3,575,400
										400	2,034,900		400	1,800,000		400	1,794,200
							Total	30,579,100	Total	28,752,300	Total	28,043,300					

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			400	GG

NOTES			

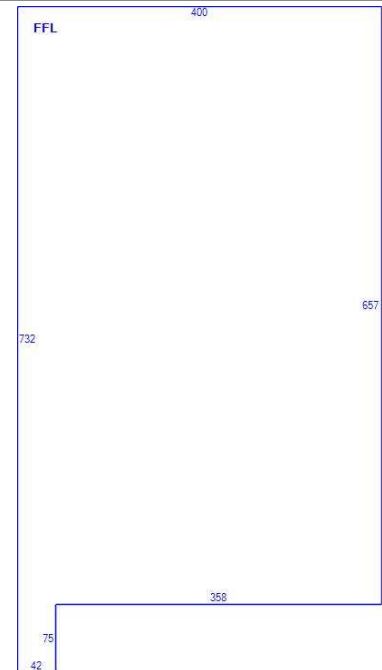
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

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
5	400	FACTORY	IND	SITE	0 SF	0.00	0.70000	B	1.00	GG	1.000		0	0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 57.41					Total Land Value 5,226,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	43	WAREHOUSE			
Model	96	INDUSTRIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	25	CONC.PANEL			
Exterior Wall 2					
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	1	OIL			
Heating Type	1	FORCED H/A			
AC Percent	0				
FBM Sqft					
Bldg Use	400	FACTORY			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	4				
Extra Fixtures	8				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	L	LIGHT			
Wall Height	12.00				
FBM Quality					
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION	
RCN	9,223,189
Year Built	1969
Effective Year Built	1986
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	12
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	53
Cns Sect Rcnd	4,888,300
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
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	265,950	265,950		34.68	9,223,199	
Ttl Gross Liv / Lease Area		265,950	265,950			9,223,199	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARTAMUNDI EAST LONGMEADOW			1 TYPCL			Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA
443 SHAKER RD						INDUSTR.	400	25,027,400	25,027,400	
EAST LONGMEADOW MA 01028						IND LAND	400	5,226,600	5,226,600	
						INDUSTR.	400	2,034,900	2,034,900	
SUPPLEMENTAL DATA										
Alt Prcl ID					Received					
SP Permit					NIA					
Chapter La					Field 8					
OC Dates					Field 9					
In+Ex FY					Field 10					
Mailed										
GIS ID F_378841_2842776					Assoc Pid#					
							Total	32,288,900	32,288,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARTAMUNDI EAST LONGMEADOW LLC		20855	0597	09-01-2015	U	I	19,426,597	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILTON BRADLEY COMPANY		03681	0189	04-11-1972	U	I	0		2024	400	23,317,600	2023	400	22,126,500	2022	400	22,673,700
										400	5,226,600		400	4,825,800		400	3,575,400
										400	2,034,900		400	1,800,000		400	1,794,200
							Total	30,579,100	Total	28,752,300	Total	28,043,300					

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																

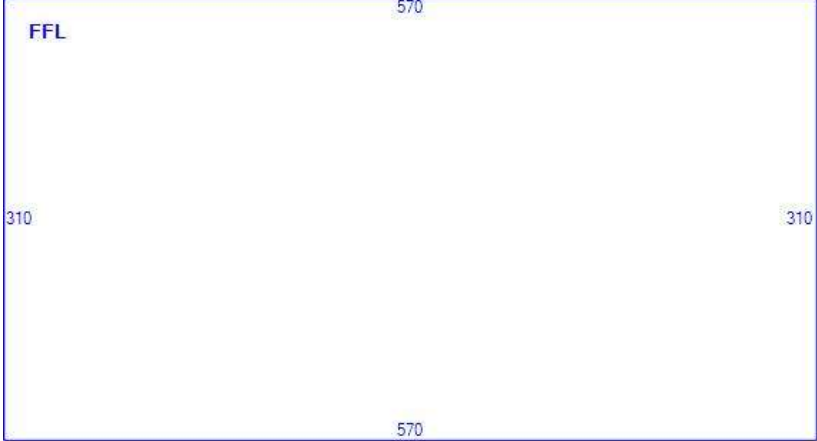
ASSESSING NEIGHBORHOOD											
Nbhd	Nbhd Name	B	Tracing	Batch							
0001			400	GG							

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	3,371,600		
												Appraised Xf (B) Value (Bldg)	255,800		
												Appraised Ob (B) Value (Bldg)	2,034,900		
												Appraised Land Value (Bldg)	5,226,600		
												Special Land Value	0		
												Total Appraised Parcel Value	32,288,900		
												Valuation Method	C		
												Total Appraised Parcel Value	32,288,900		

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	
6	400	FACTORY	IND	SITE	0 SF	0.00	0.70000	B	1.00	GG	1.000		0	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 57.41					Total Land Value 5,226,600				

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	25	CONC.PANEL								
Exterior Wall 2	4	FLAT								
Roof Structure	4	TAR+GRAVEL								
Roof Cover	5	MINIMUM								
Interior Wall 1										
Interior Wall 2										
Interior Floor 1	12	CONCRETE			RCN		6,361,548			
Interior Floor 2										
Heating Fuel	2	GAS								
Heating Type	1	FORCED H/A			Year Built		1966			
AC Percent	100				Effective Year Built		1986			
FBM Sqft					Depreciation Code		AV			
Bldg Use	400	FACTORY			Remodel Rating					
Total Rooms	0				Year Remodeled					
Bedrooms	0				Depreciation %		35			
Full Baths	0				Functional Obsol		12			
Half Baths	8				External Obsol					
Extra Fixtures	10				Trend Factor		1			
#Heat Sys	1				Condition					
Frame	2	STEEL			Condition %					
Bath Style	A	AVERAGE			Percent Good		53			
Foundation	6	SLAB			Cns Sect Rcnd		3,371,600			
Partitions	T	TYPICAL			Dep % Ovr					
Wall Height	22.00				Dep Ovr Comment					
FBM Quality					Misc Imp Ovr					
Overhead Door					Misc Imp Ovr Comment					
Kitchens	0				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
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
FFL	1ST FLOOR	176,700	176,700		36.00	6,361,553				
Ttl Gross Liv / Lease Area		176,700	176,700			6,361,553				



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARTAMUNDI EAST LONGMEADOW			1 TYPCL			Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA
443 SHAKER RD						INDUSTR.	400	25,027,400	25,027,400	
EAST LONGMEADOW MA 01028		SUPPLEMENTAL DATA				IND LAND	400	5,226,600	5,226,600	
GIS ID F_378841_2842776		Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed Received NIA Field 8 Field 9 Field 10 Assoc Pid#				INDUSTR.	400	2,034,900	2,034,900	
						Total		32,288,900	32,288,900	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARTAMUNDI EAST LONGMEADOW LLC		20855	0597	09-01-2015	U	I	19,426,597	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILTON BRADLEY COMPANY		03681	0189	04-11-1972	U	I	0		2024	400	23,317,600	2023	400	22,126,500	2022	400	22,673,700
										400	5,226,600		400	4,825,800		400	3,575,400
										400	2,034,900		400	1,800,000		400	1,794,200
						Total		30,579,100	Total		28,752,300	Total		28,043,300			

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00									

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			400	GG

NOTES				VISIT / CHANGE HISTORY					
PLOW BUILDING				Date	Id	Type	Is	Cd	Purpose/Result
				Total Appraised Parcel Value				32,288,900	

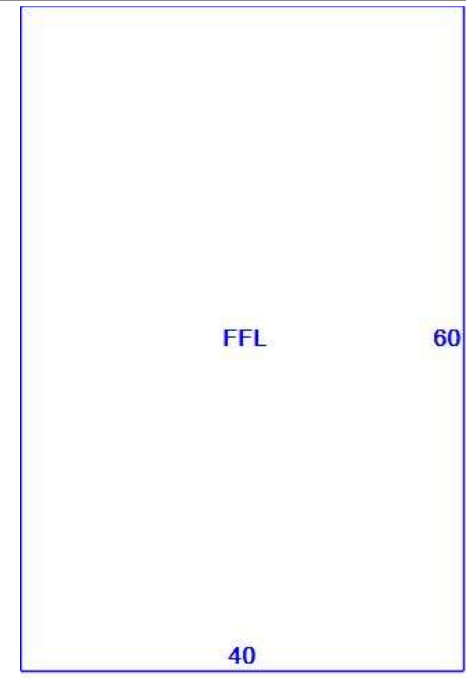
BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

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
7	400	FACTORY	IND		0 SF		0.00000		1.00		1.000			0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 57.41					Total Land Value		5,226,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	REPAIR GAR			
Model	96	INDUSTRIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	18	CORREG STL			
Exterior Wall 2					
Roof Structure	1	GABLE			
Roof Cover	9	METAL			
Interior Wall 1	5	MINIMUM			
Interior Wall 2					
Interior Floor 1	12	CONCRETE			
Interior Floor 2					
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	0				
FBM Sqft					
Bldg Use	400	FACTORY			
Total Rooms	0				
Bedrooms	0				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	E	EXTENSIVE			
Wall Height	14.00				
FBM Quality					
Overhead Door	02	2 OVD			
Kitchens	0				

MIXED USE		
Code	Description	Percentage
400	FACTORY	0
		0

COST / MARKET VALUATION		
RCN		262,220
Year Built		1955
Effective Year Built		1986
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		65
Cns Sect Rcnd		170,400
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	6,000	2.00		AV	60	A	1.00	7,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	2,400	2,400		109.26	262,220	
Ttl Gross Liv / Lease Area		2,400	2,400			262,220	

