

| CURRENT OWNER                                                                                           |            | TOPO        |             | UTILITIES   |            | STRT / ROAD                                                         |                              | LOCATION              |         | CURRENT ASSESSMENT    |          |                                                                     |          |                                |         |               |                | 1006<br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b> |         |          |  |          |
|---------------------------------------------------------------------------------------------------------|------------|-------------|-------------|-------------|------------|---------------------------------------------------------------------|------------------------------|-----------------------|---------|-----------------------|----------|---------------------------------------------------------------------|----------|--------------------------------|---------|---------------|----------------|-----------------------------------------------------|---------|----------|--|----------|
| KM REALTY LLC<br><br>26 TIOGA STREET<br><br>SPRINGFIELD MA 01128                                        |            |             |             | 1           | TYPCL      |                                                                     |                              |                       |         | Description           | Code     | Appraised                                                           | Assessed |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         | COMMERC.              | 340      | 302,800                                                             | 302,800  |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         | COMM LAND             | 340      | 142,000                                                             | 142,000  |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         | COMMERC.              | 340      | 8,500                                                               | 8,500    |                                |         |               |                |                                                     |         |          |  |          |
| SUPPLEMENTAL DATA                                                                                       |            |             |             |             |            |                                                                     |                              |                       |         |                       |          |                                                                     |          |                                |         |               |                |                                                     |         |          |  |          |
| Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br><br>GIS ID F_376653_2855977 |            |             |             |             |            | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |                              |                       |         | Total 453,300 453,300 |          |                                                                     |          |                                |         |               |                |                                                     |         |          |  |          |
| RECORD OF OWNERSHIP                                                                                     |            |             |             | BK-VOL/PAGE |            | SALE DATE                                                           |                              | Q/U V/I               |         | SALE PRICE            |          | VC                                                                  |          | PREVIOUS ASSESSMENTS (HISTORY) |         |               |                |                                                     |         |          |  |          |
| KM REALTY LLC<br>HARKNESS REALTY LLC<br>TRINCERI ROBERT F ,                                             |            |             |             | 25155       | 0449       | 09-15-2023                                                          | Q                            | I                     | 488,000 | 00                    | 1F<br>1A | Year                                                                | Code     | Assessed                       | Year    | Code          | Assessed       | Year                                                | Code    | Assessed |  |          |
|                                                                                                         |            |             |             | 19554       | 0532       | 11-20-2012                                                          | U                            | I                     | 1       | 2024                  |          | 340                                                                 | 215,200  | 2023                           | 340     | 197,500       | 2022           | 340                                                 | 187,300 |          |  |          |
|                                                                                                         |            |             |             | 06039       | 0131       | 03-21-1986                                                          | U                            | I                     | 40,000  |                       |          | 340                                                                 | 142,000  |                                | 340     | 129,100       |                | 340                                                 | 123,000 |          |  |          |
|                                                                                                         |            |             |             | 03685       | 0290       | 04-26-1972                                                          | U                            | I                     | 0       |                       |          | 340                                                                 | 8,500    |                                | 340     | 7,000         |                | 340                                                 | 7,000   |          |  |          |
| Total                                                                                                   |            |             |             |             |            |                                                                     |                              |                       |         |                       |          | 365,700                                                             | Total    |                                | 333,600 | Total         |                | 317,300                                             |         |          |  |          |
| 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        |            |                                                                     |                              |                       |         |                       |          |                                                                     |          | <b>APPRAISED VALUE SUMMARY</b> |         |               |                |                                                     |         |          |  |          |
| Nbhd                                                                                                    |            |             |             | Nbhd Name   |            | B                                                                   |                              | Tracing               |         | Batch                 |          | Appraised Bldg. Value (Card) 302,800                                |          |                                |         |               |                |                                                     |         |          |  |          |
| 0001                                                                                                    |            |             |             |             |            |                                                                     |                              | 340                   |         | BG                    |          | Appraised Xf (B) Value (Bldg) 0                                     |          |                                |         |               |                |                                                     |         |          |  |          |
| <b>NOTES</b><br><br>DUETS HAIR & NAILS, BOYZ II MEN<br><br>KEMPf VANDERBURGH, ACCOUNTANTS, VACANT       |            |             |             |             |            |                                                                     |                              |                       |         |                       |          | Appraised Ob (B) Value (Bldg) 8,500                                 |          |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         |                       |          | Appraised Land Value (Bldg) 142,000                                 |          |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         |                       |          | Special Land Value 0                                                |          |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         |                       |          | Total Appraised Parcel Value 453,300                                |          |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         |                       |          | Valuation Method C                                                  |          |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         |                       |          | Total Appraised Parcel Value 453,300                                |          |                                |         |               |                |                                                     |         |          |  |          |
|                                                                                                         |            |             |             |             |            |                                                                     |                              |                       |         |                       |          |                                                                     |          |                                |         |               |                |                                                     |         |          |  |          |
| 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-24-111                                                                                                | 02-29-2024 | 6           | SIGN        | 1,827       | 06-20-2024 | 100                                                                 |                              | GROUND MOUNT & WALL   |         |                       |          | 06-20-2024                                                          | 334      |                                |         | 15            | PERMIT VISIT   |                                                     |         |          |  |          |
| B-23-536                                                                                                | 07-26-2023 | 12          | REROOF      | 16,800      | 06-20-2024 | 100                                                                 |                              |                       |         |                       |          | 03-03-2021                                                          | 334      |                                |         | 14            | INSPECTED      |                                                     |         |          |  |          |
| 201902358                                                                                               | 07-11-2019 | 6           | SIGN        | 540         | 06-01-2020 | 100                                                                 | 06-01-2020                   | MAINE HIRE            |         |                       |          | 06-01-2020                                                          | 400      |                                |         | 15            | PERMIT VISIT   |                                                     |         |          |  |          |
| 344                                                                                                     | 11-04-2008 | 6           | SIGN        | 485         |            |                                                                     |                              | AUTOMATED TAX SERVICE |         |                       |          | 01-07-2009                                                          | 317      |                                |         | 15            | PERMIT VISIT   |                                                     |         |          |  |          |
| 192                                                                                                     | 06-11-2008 | 42          | REPAIRS     | 2,500       |            |                                                                     |                              | REBUILD STAIRS        |         |                       |          | 12-12-2008                                                          | 317      |                                |         | 15            | PERMIT VISIT   |                                                     |         |          |  |          |
| 349                                                                                                     | 12-27-2000 | 6           | SIGN        | 341         |            |                                                                     |                              |                       |         |                       |          | 05-11-2004                                                          | 303      |                                |         | 3             | MEAS+INSPECTD  |                                                     |         |          |  |          |
| 139                                                                                                     | 06-29-1998 | 6           | SIGN        | 200         |            |                                                                     |                              |                       |         |                       |          | 01-16-2001                                                          | 200      |                                |         | 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                                                                                                       | 340        | OFFICE      | BUS         | SITE        | 12,157 SF  | 7.49                                                                | 1.56000                      | D                     | 1.00    | BA                    | 1.000    |                                                                     |          |                                |         | 0 11.68       | 142,000        |                                                     |         |          |  |          |
| Total Card Land Units                                                                                   |            |             |             |             | 0.28       | AC                                                                  | Parcel Total Land Area: 0.28 |                       |         |                       |          | Total Land Value                                                    |          |                                |         |               | 142,000        |                                                     |         |          |  |          |

| CONSTRUCTION DETAIL                                                |             |       |             |            |             | CONSTRUCTION DETAIL (CONTINUED) |             |           |                |             |
|--------------------------------------------------------------------|-------------|-------|-------------|------------|-------------|---------------------------------|-------------|-----------|----------------|-------------|
| Element                                                            |             | Cd    | Description |            |             | Element                         |             | Cd        | Description    |             |
| Style:                                                             |             | 71    | OFFICE      |            |             |                                 |             |           |                |             |
| Model                                                              |             | 94    | COMMERCIAL  |            |             |                                 |             |           |                |             |
| Grade                                                              |             | B     | GOOD        |            |             |                                 |             |           |                |             |
| Stories                                                            |             | 2.00  | 2 STORY     |            |             |                                 |             |           |                |             |
| Occupancy                                                          |             | 5.00  |             |            |             | MIXED USE                       |             |           |                |             |
| Exterior Wall 1                                                    |             | 4     | VINYL       |            |             | Code                            | Description |           |                | Percentage  |
| Exterior Wall 2                                                    |             | 21    | CONC BLOCK  |            |             | 340                             | OFFICE      |           |                | 100         |
| Roof Structure                                                     |             | 2     | HIP         |            |             |                                 |             |           |                | 0           |
| Roof Cover                                                         |             | 1     | ASPHALT SH  |            |             |                                 |             |           |                | 0           |
| Interior Wall 1                                                    |             | 1     | DRYWALL     |            |             | COST / MARKET VALUATION         |             |           |                |             |
| Interior Wall 2                                                    |             |       |             |            |             | RCN                             |             |           | 383,346        |             |
| Interior Floor 1                                                   |             | 4     | CARPET      |            |             | Year Built                      |             |           | 1952           |             |
| Interior Floor 2                                                   |             | 14    | ASPHL TILE  |            |             | Effective Year Built            |             |           | 2000           |             |
| Heating Fuel                                                       |             | 2     | GAS         |            |             | Depreciation Code               |             |           | GV             |             |
| Heating Type                                                       |             | 1     | FORCED H/A  |            |             | Remodel Rating                  |             |           |                |             |
| AC Percent                                                         |             | 100   |             |            |             | Year Remodeled                  |             |           |                |             |
| FBM Sqft                                                           |             |       |             |            |             | Depreciation %                  |             |           | 21             |             |
| Bldg Use                                                           |             | 340   | OFFICE      |            |             | Functional Obsol                |             |           |                |             |
| Total Rooms                                                        |             | 0     |             |            |             | External Obsol                  |             |           |                |             |
| Bedrooms                                                           |             | 0     |             |            |             | Trend Factor                    |             |           | 1              |             |
| Full Baths                                                         |             | 0     |             |            |             | Condition                       |             |           |                |             |
| Half Baths                                                         |             | 5     |             |            |             | Condition %                     |             |           |                |             |
| Extra Fixtures                                                     |             | 2     |             |            |             | Percent Good                    |             |           | 79             |             |
| #Heat Sys                                                          |             | 1     |             |            |             | Cns Sect Rcnld                  |             |           | 302,800        |             |
| Frame                                                              |             | 1     | WOOD        |            |             | Dep % Ovr                       |             |           |                |             |
| Bath Style                                                         |             | A     | AVERAGE     |            |             | Dep Ovr Comment                 |             |           |                |             |
| Foundation                                                         |             | 6     | SLAB        |            |             | Misc Imp Ovr                    |             |           |                |             |
| Partitions                                                         |             | T     | TYPICAL     |            |             | Misc Imp Ovr Comment            |             |           |                |             |
| Wall Height                                                        |             | 12.00 |             |            |             | Cost to Cure Ovr                |             |           |                |             |
| FBM Quality                                                        |             |       |             |            |             | Cost to Cure Ovr Comment        |             |           |                |             |
| Overhead Door                                                      |             | 00    | NONE        |            |             |                                 |             |           |                |             |
| Kitchens                                                           |             | 0     |             |            |             |                                 |             |           |                |             |
| 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     | 7,200       | 2.00       | 1997        | AV                              | 55          | A         | 1.00           | 7,900       |
| 83                                                                 | SIGN        | L     | 36          | 28.75      | 2000        | AV                              | 55          | A         | 1.00           | 600         |
|                                                                    |             |       |             |            |             |                                 |             |           |                |             |
| BUILDING SUB-AREA SUMMARY SECTION                                  |             |       |             |            |             |                                 |             |           |                |             |
| Code                                                               | Description |       |             |            | Living Area | Floor Area                      | Eff Area    | Unit Cost | Undeprec Value |             |
| EFP                                                                | ENCL PORCH  |       |             |            | 0           | 168                             |             | 34.22     | 5,749          |             |
| FFL                                                                | 1ST FLOOR   |       |             |            | 1,596       | 1,596                           |             | 114.98    | 183,509        |             |
| SFL                                                                | 2ND FLOOR   |       |             |            | 1,670       | 1,670                           |             | 114.98    | 192,018        |             |
| WDK                                                                | WOOD DECK   |       |             |            | 0           | 128                             |             | 16.17     | 2,070          |             |
| Ttl Gross Liv / Lease Area                                         |             |       |             |            | 3,266       | 3,562                           |             |           | 383,346        |             |