

| CURRENT OWNER                                                                                                                              |          |                          |  | TOPO        |                         | UTILITIES         |             | STRT / ROAD                                                         |           | LOCATION   |        | CURRENT ASSESSMENT                                                                                                                                                                                                                                                         |                                |                     |           |                     |                     | 1006<br><br>EAST<br>LONGMEADOW, MA<br><br><b>VISION</b> |                |                     |  |          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|--|-------------|-------------------------|-------------------|-------------|---------------------------------------------------------------------|-----------|------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------|-----------|---------------------|---------------------|---------------------------------------------------------|----------------|---------------------|--|----------|--|
| LAPLANTE CONSTRUCTION INC<br><br>61R NORTH MAIN ST STE 1<br><br>EAST LONGMEADOW MA 01028                                                   |          |                          |  |             |                         | 1                 | TYPCL       |                                                                     |           |            |        | Description                                                                                                                                                                                                                                                                |                                | Code                | Appraised |                     | Assessed            |                                                         |                |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        | COMMERC.                                                                                                                                                                                                                                                                   | 340                            | 148,100             |           | 148,100             |                     |                                                         |                |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        | COMM LAND                                                                                                                                                                                                                                                                  | 340                            | 154,200             |           | 154,200             |                     |                                                         |                |                     |  |          |  |
| SUPPLEMENTAL DATA                                                                                                                          |          |                          |  |             |                         |                   |             |                                                                     |           |            |        | COMMERC.                                                                                                                                                                                                                                                                   |                                | 340                 | 11,300    |                     | 11,300              |                                                         |                |                     |  |          |  |
| Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br><br>GIS ID F_380751_2848352                                    |          |                          |  |             |                         |                   |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |           |            |        |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        | Total                                                                                                                                                                                                                                                                      |                                | 313,600             |           | 313,600             |                     |                                                         |                |                     |  |          |  |
| RECORD OF OWNERSHIP                                                                                                                        |          |                          |  | BK-VOL/PAGE |                         | SALE DATE         |             | Q/U                                                                 | V/I       | SALE PRICE |        | VC                                                                                                                                                                                                                                                                         | PREVIOUS ASSESSMENTS (HISTORY) |                     |           |                     |                     |                                                         |                |                     |  |          |  |
| LAPLANTE CONSTRUCTION INC<br>WELLINGTON CSA HOLDINGS LLC<br>T + K REALTY LLC<br>VERATTI THOMAS E<br>MCCLEERY HARRY J HEIRS + DEV OF        |          |                          |  | 25605       | 0474                    | 10-09-2024        | U           | I                                                                   | 330,000   |            | 1      | 2025                                                                                                                                                                                                                                                                       | 101                            | Assessed<br>139,700 | 2024      | 101                 | Assessed<br>129,600 | 2023                                                    | 101            | Assessed<br>119,500 |  |          |  |
|                                                                                                                                            |          |                          |  | 25160       | 0355                    | 09-19-2023        | U           | I                                                                   | 235,000   |            | 1V     |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
|                                                                                                                                            |          |                          |  | 24778       | 0303                    | 10-25-2022        | U           | I                                                                   | 100       |            | 1V     |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
|                                                                                                                                            |          |                          |  | 23584       | 0049                    | 12-10-2020        | U           | I                                                                   | 75,000    |            | 1V     |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
|                                                                                                                                            |          |                          |  | 09031       | 0220                    | 12-30-1994        | U           | I                                                                   | 75,000    |            | 1      |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        | Total                                                                                                                                                                                                                                                                      |                                | 252,100             |           | Total               |                     | 242,000                                                 |                | Total               |  | 221,200  |  |
| 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                                                                                                                                      |          |                          |  |             |                         | 3,700.00          |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
| ASSESSING NEIGHBORHOOD                                                                                                                     |          |                          |  |             |                         |                   |             |                                                                     |           |            |        | APPRaised VALUE SUMMARY<br><br>Appraised Bldg. Value (Card)<br>Appraised Xf (B) Value (Bldg)<br>Appraised Ob (B) Value (Bldg)<br>Appraised Land Value (Bldg)<br>Special Land Value<br>Total Appraised Parcel Value<br>Valuation Method<br><br>Total Appraised Parcel Value |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
| Nbhd                                                                                                                                       |          | Nbhd Name                |  |             | B                       |                   |             | Tracing                                                             |           |            | Batch  |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
| 0001                                                                                                                                       |          |                          |  |             |                         |                   |             | 101                                                                 |           |            | MA     |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
| NOTES                                                                                                                                      |          |                          |  |             |                         |                   |             |                                                                     |           |            |        | APPRaised VALUE SUMMARY<br><br>Appraised Bldg. Value (Card)<br>Appraised Xf (B) Value (Bldg)<br>Appraised Ob (B) Value (Bldg)<br>Appraised Land Value (Bldg)<br>Special Land Value<br>Total Appraised Parcel Value<br>Valuation Method<br><br>Total Appraised Parcel Value |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
| 2024 SALES INCLS P/O 28A-12-39 (LOT 40)<br><br>FY26 ADD 3000 SF FROM PARCEL 28A-12-39<br><br><br><br><br><br><br><br>LAPLANTE CONSTRUCTION |          |                          |  |             |                         |                   |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                |                     |           |                     |                     |                                                         |                |                     |  |          |  |
| 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-25-74<br>120                                                                                                                             |          | 02-13-2025<br>01-01-1984 |  | 4<br>MN     | ADDITION<br>Manual Note |                   | 110,000     | 07-01-2025                                                          | 100       | 07-01-2025 |        | GARAGE 20X40<br>GAR 22X20                                                                                                                                                                                                                                                  |                                | 07-01-2025          | 334       |                     |                     | 15                                                      | PERMIT VISIT   |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                | 07-24-2020          | 400       |                     |                     | 16                                                      | FIELDREV CHG   |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                | 03-15-2018          | 333       |                     |                     | 3                                                       | MEAS+INSPCTD   |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                | 05-03-2004          | 317       |                     |                     | 14                                                      | INSPECTED      |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                | 04-02-2004          | 250       |                     |                     | 22                                                      | MAILER SENT    |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                | 03-12-2004          | 311       |                     |                     | 2                                                       | MEASURED       |                     |  |          |  |
|                                                                                                                                            |          |                          |  |             |                         |                   |             |                                                                     |           |            |        |                                                                                                                                                                                                                                                                            |                                | 08-14-1992          | 131       |                     |                     | 2                                                       | MEASURED       |                     |  |          |  |
| 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                                                                                                                                          | 340      | OFFICE                   |  | CO          | SITE                    | 16,000 SF         |             | 6.18                                                                | 1.56000   | D          | 1.00   | MA                                                                                                                                                                                                                                                                         | 1.000                          | CLOC                |           |                     | 0                   | 9.64                                                    | 154,200        |                     |  |          |  |
| Total Card Land Units                                                                                                                      |          |                          |  |             |                         | 0.37 AC           |             | Parcel Total Land Area: 0.37                                        |           |            |        |                                                                                                                                                                                                                                                                            |                                | Total Land Value    |           |                     |                     |                                                         |                | 154,200             |  |          |  |

| CONSTRUCTION DETAIL |  |      |             |  |  | CONSTRUCTION DETAIL (CONTINUED) |  |    |             |  |  |
|---------------------|--|------|-------------|--|--|---------------------------------|--|----|-------------|--|--|
| Element             |  | Cd   | Description |  |  | Element                         |  | Cd | Description |  |  |
| Style:              |  | 71   | OFFICE      |  |  |                                 |  |    |             |  |  |
| Model               |  | 94   | COMMERCIAL  |  |  |                                 |  |    |             |  |  |
| Grade               |  | C    | AVERAGE     |  |  |                                 |  |    |             |  |  |
| Stories             |  | 1.00 | 1 STORY     |  |  |                                 |  |    |             |  |  |
| Occupancy           |  | 1.00 |             |  |  |                                 |  |    |             |  |  |
| Exterior Wall 1     |  | 2    | CLAPBOARD   |  |  |                                 |  |    |             |  |  |
| Exterior Wall 2     |  |      |             |  |  |                                 |  |    |             |  |  |
| Roof Structure      |  | 1    | GABLE       |  |  |                                 |  |    |             |  |  |
| Roof Cover          |  | 1    | ASPHALT SH  |  |  |                                 |  |    |             |  |  |
| Interior Wall 1     |  | 1    | DRYWALL     |  |  |                                 |  |    |             |  |  |
| Interior Wall 2     |  |      |             |  |  |                                 |  |    |             |  |  |
| Interior Floor 1    |  | 3    | HARDWOOD    |  |  |                                 |  |    |             |  |  |
| Interior Floor 2    |  | 15   | LAMINATE    |  |  |                                 |  |    |             |  |  |
| Heating Fuel        |  | 1    | OIL         |  |  |                                 |  |    |             |  |  |
| Heating Type        |  | 1    | FORCED H/A  |  |  |                                 |  |    |             |  |  |
| AC Percent          |  | 0    |             |  |  |                                 |  |    |             |  |  |
| FBM Sqft            |  |      |             |  |  |                                 |  |    |             |  |  |
| Bldg Use            |  | 340  | OFFICE      |  |  |                                 |  |    |             |  |  |
| Total Rooms         |  | 3    |             |  |  |                                 |  |    |             |  |  |
| Bedrooms            |  | 0    |             |  |  |                                 |  |    |             |  |  |
| Full Baths          |  | 2    |             |  |  |                                 |  |    |             |  |  |
| Half Baths          |  | 0    |             |  |  |                                 |  |    |             |  |  |
| Extra Fixtures      |  | 0    |             |  |  |                                 |  |    |             |  |  |
| #Heat Sys           |  | 1    |             |  |  |                                 |  |    |             |  |  |
| Frame               |  | 1    | WOOD        |  |  |                                 |  |    |             |  |  |
| Bath Style          |  | A    | AVERAGE     |  |  |                                 |  |    |             |  |  |
| Foundation          |  | 1    | CONCRETE    |  |  |                                 |  |    |             |  |  |
| Partitions          |  | T    | TYPICAL     |  |  |                                 |  |    |             |  |  |
| Wall Height         |  | 9.00 |             |  |  |                                 |  |    |             |  |  |
| FBM Quality         |  |      |             |  |  |                                 |  |    |             |  |  |
| Overhead Door       |  | 01   | 1 OVD       |  |  |                                 |  |    |             |  |  |
| Kitchens            |  | 1    |             |  |  |                                 |  |    |             |  |  |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |     |       |            |        |          |        |       |           |             |
|--------------------------------------------------------------------|-------------|-----|-------|------------|--------|----------|--------|-------|-----------|-------------|
| Code                                                               | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Good | Grade | Grade Adj | Appr. Value |
| 02                                                                 | SHED/FR     | L   | 72    | 12.00      | 1970   | AV       | 60     | A     | 1.00      | 500         |
| 03                                                                 | GARAGE      | L   | 484   | 32.00      | 1984   | GD       | 70     | A     | 1.00      | 10,800      |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0           | 1,008      |          | 26.18     | 26,387         |  |
| FFL                               | 1ST FLOOR   | 1,008       | 1,008      |          | 130.63    | 131,672        |  |
| GAR                               | GARAGE      | 0           | 840        |          | 52.25     | 43,891         |  |
| OPF                               | OPEN PORCH  | 0           | 68         |          | 13.45     | 914            |  |
| Ttl Gross Liv / Lease Area        |             | 1,008       | 2,924      |          |           | 202,864        |  |

