

State Use 332  
Print Date 11/17/2025 8:56:17 A

| CURRENT OWNER                                                                                                     |          |             |  | TOPO                                                                                                |             | UTILITIES         |         | STRT / ROAD                                                         |           | LOCATION   |        | CURRENT ASSESSMENT                                                  |                                |                          |           |                     |          |               |         | 1006<br>EAST<br>LONGMEADOW, MA |          |                |         |          |         |  |
|-------------------------------------------------------------------------------------------------------------------|----------|-------------|--|-----------------------------------------------------------------------------------------------------|-------------|-------------------|---------|---------------------------------------------------------------------|-----------|------------|--------|---------------------------------------------------------------------|--------------------------------|--------------------------|-----------|---------------------|----------|---------------|---------|--------------------------------|----------|----------------|---------|----------|---------|--|
| GIOIELLA GIOVANNI LE<br>GIOIELLA PASQUALINA LE<br>41 FISHER AV<br><br>EAST LONGMEADOW MA 01028                    |          |             |  |                                                                                                     |             | 1 TYPCL           |         |                                                                     |           |            |        | Description                                                         |                                | Code                     | Appraised |                     | Assessed |               |         |                                |          |                |         |          |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | COMMERC.                                                            |                                | 332                      | 261,300   |                     | 261,300  |               |         |                                |          |                |         |          |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | COMM LAND                                                           |                                | 332                      | 59,800    |                     | 59,800   |               |         |                                |          |                |         |          |         |  |
|                                                                                                                   |          |             |  | SUPPLEMENTAL DATA                                                                                   |             |                   |         |                                                                     |           |            |        | COMMERC.                                                            |                                | 332                      | 2,000     |                     | 2,000    |               | VISION  |                                |          |                |         |          |         |  |
|                                                                                                                   |          |             |  | Alt Prcl ID<br>SP Permit<br>Chapter La<br>OC Dates<br>In+Ex FY<br>Mailed<br>GIS ID F_378316_2853451 |             |                   |         | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br><br>Assoc Pid# |           |            |        |                                                                     |                                |                          |           |                     |          |               |         |                                |          |                |         |          |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | Total                                                               |                                | 323,100                  |           | 323,100             |          |               |         |                                |          |                |         |          |         |  |
| RECORD OF OWNERSHIP                                                                                               |          |             |  | BK-VOL/PAGE                                                                                         |             | SALE DATE         |         | Q/U                                                                 | V/I       | SALE PRICE |        | VC                                                                  | PREVIOUS ASSESSMENTS (HISTORY) |                          |           |                     |          |               |         |                                |          |                |         |          |         |  |
| GIOIELLA GIOVANNI LE<br>GIOIELLA GIOVANNI<br>PECOUSIC HOLDINGS LLC,<br>FITZGERALD JOHN F + KATHLEEN M,<br>MCKANNA |          |             |  | 25547 0323                                                                                          |             | 08-26-2024        |         | U                                                                   | I         | 100        |        | 1A                                                                  | Year                           | Code                     | Assessed  | Year                | Code     | Assessed      | Year    | Code                           | Assessed |                |         |          |         |  |
|                                                                                                                   |          |             |  | 14918 0272                                                                                          |             | 04-01-2005        |         | U                                                                   | I         | 235,000    |        |                                                                     | 2025                           | 332                      | 236,500   | 2024                | 332      | 223,700       | 2023    | 332                            | 207,400  |                |         |          |         |  |
|                                                                                                                   |          |             |  | 11225 0076                                                                                          |             | 06-09-2000        |         | U                                                                   | V         | 50,000     |        |                                                                     |                                | 332                      | 59,800    |                     | 332      | 59,800        |         | 332                            | 54,400   |                |         |          |         |  |
|                                                                                                                   |          |             |  | 06747 0478                                                                                          |             | 02-03-1988        |         | U                                                                   | V         | 33,000     |        | 1A                                                                  |                                | 332                      | 1,700     |                     | 332      | 1,700         |         | 332                            | 1,300    |                |         |          |         |  |
|                                                                                                                   |          |             |  | 00000 0000                                                                                          |             |                   |         | U                                                                   |           | 0          |        |                                                                     | Total                          |                          | 298,000   |                     | Total    |               | 285,200 |                                | Total    |                | 263,100 |          |         |  |
| 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              |         |                                                                     |           |            |        |                                                                     |                                | APPROAISED VALUE SUMMARY |           |                     |          |               |         |                                |          |                |         |          |         |  |
| Nbhd                                                                                                              |          | Nbhd Name   |  |                                                                                                     | B           |                   | Tracing |                                                                     | Batch     |            |        |                                                                     | Appraised Bldg. Value (Card)   |                          |           |                     |          |               |         |                                |          |                |         |          | 261,300 |  |
| 0001                                                                                                              |          |             |  |                                                                                                     |             |                   | 332     |                                                                     | IA        |            |        |                                                                     | Appraised Xf (B) Value (Bldg)  |                          |           |                     |          |               |         |                                |          |                |         |          | 0       |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | Appraised Ob (B) Value (Bldg)                                       |                                |                          |           |                     |          |               |         |                                |          |                |         | 2,000    |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | Appraised Land Value (Bldg)                                         |                                |                          |           |                     |          |               |         |                                |          |                |         | 59,800   |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | Special Land Value                                                  |                                |                          |           |                     |          |               |         |                                |          |                |         | 0        |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | Total Appraised Parcel Value                                        |                                |                          |           |                     |          |               |         |                                |          |                |         | 323,100  |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | Valuation Method                                                    |                                |                          |           |                     |          |               |         |                                |          |                |         | C        |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        | Total Appraised Parcel Value                                        |                                |                          |           |                     |          |               |         |                                |          |                |         | 323,100  |         |  |
| 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 |         |          |         |  |
| 115                                                                                                               |          | 05-05-2005  |  | 6                                                                                                   | SIGN        |                   | 466     |                                                                     |           |            |        |                                                                     | 3' X 6' WALL                   |                          |           | 04-20-2021          |          | 333           |         |                                | 14       | INSPECTED      |         |          |         |  |
| 227                                                                                                               |          | 08-28-2001  |  | 60                                                                                                  | COMM BLDG   |                   | 212,350 |                                                                     |           |            |        |                                                                     | NEW MACHINE SHOP;OC 3/         |                          |           | 02-05-2017          |          | 317           |         |                                | 16       | FIELDREV CHG   |         |          |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        |                                                                     |                                |                          |           | 12-12-2005          |          | 311           |         |                                | 15       | PERMIT VISIT   |         |          |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        |                                                                     |                                |                          |           | 05-14-2004          |          | 303           |         |                                | 3        | MEAS+INSPCTD   |         |          |         |  |
|                                                                                                                   |          |             |  |                                                                                                     |             |                   |         |                                                                     |           |            |        |                                                                     |                                |                          |           | 03-01-2002          |          | 105           |         |                                | 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                                                                                                                 | 332      | AUTOREP     |  | IND                                                                                                 | SITE        | 9,382 SF          |         | 9.10                                                                | 0.70000   | B          | 1.00   | IA                                                                  | 1.000                          |                          |           |                     |          | 0             |         | 6.37                           |          | 59,800         |         |          |         |  |
| Total Card Land Units                                                                                             |          |             |  |                                                                                                     |             | 0.22 AC           |         | Parcel Total Land Area: 0.22                                        |           |            |        |                                                                     |                                | Total Land Value         |           |                     |          |               |         | 59,800                         |          |                |         |          |         |  |

| CONSTRUCTION DETAIL                                                |             |     |             |            |             | CONSTRUCTION DETAIL (CONTINUED) |             |           |                |             |  |
|--------------------------------------------------------------------|-------------|-----|-------------|------------|-------------|---------------------------------|-------------|-----------|----------------|-------------|--|
| Element                                                            |             | Cd  | Description |            |             | Element                         |             | Cd        | Description    |             |  |
| Style:                                                             | 39          |     | REPAIR GAR  |            |             |                                 |             |           |                |             |  |
| Model                                                              | 94          |     | COMMERCIAL  |            |             |                                 |             |           |                |             |  |
| Grade                                                              | C           |     | AVERAGE     |            |             |                                 |             |           |                |             |  |
| Stories                                                            | 1.00        |     | 1 STORY     |            |             |                                 |             |           |                |             |  |
| Occupancy                                                          | 1.00        |     |             |            |             | MIXED USE                       |             |           |                |             |  |
| Exterior Wall 1                                                    | 21          |     | CONC BLOCK  |            |             | Code                            | Description |           |                | Percentage  |  |
| Exterior Wall 2                                                    |             |     |             |            |             | 332                             | AUTOREP     |           |                | 100         |  |
| Roof Structure                                                     | 1           |     | GABLE       |            |             |                                 |             |           |                | 0           |  |
| Roof Cover                                                         | 1           |     | ASPHALT SH  |            |             |                                 |             |           |                | 0           |  |
| Interior Wall 1                                                    | 6           |     | AVERAGE     |            |             | COST / MARKET VALUATION         |             |           |                |             |  |
| Interior Wall 2                                                    |             |     |             |            |             | RCN                             |             |           | 318,670        |             |  |
| Interior Floor 1                                                   | 12          |     | CONCRETE    |            |             |                                 |             |           |                |             |  |
| Interior Floor 2                                                   |             |     |             |            |             |                                 |             |           |                |             |  |
| Heating Fuel                                                       | 2           |     | GAS         |            |             | Year Built                      |             |           | 2001           |             |  |
| Heating Type                                                       | 4           |     | RADIANT HW  |            |             | Effective Year Built            |             |           | 2007           |             |  |
| AC Percent                                                         | 20          |     |             |            |             | Depreciation Code               |             |           | AG             |             |  |
| FBM Sqft                                                           |             |     |             |            |             | Remodel Rating                  |             |           |                |             |  |
| Bldg Use                                                           | 332         |     | AUTOREP     |            |             | Year Remodeled                  |             |           |                |             |  |
| Total Rooms                                                        | 0           |     |             |            |             | Depreciation %                  |             |           | 18             |             |  |
| Bedrooms                                                           | 0           |     |             |            |             | Functional Obsol                |             |           |                |             |  |
| Full Baths                                                         | 0           |     |             |            |             | External Obsol                  |             |           |                |             |  |
| Half Baths                                                         | 2           |     |             |            |             | Trend Factor                    |             |           | 1              |             |  |
| Extra Fixtures                                                     | 1           |     |             |            |             | Condition                       |             |           |                |             |  |
| #Heat Sys                                                          | 0           |     |             |            |             | Condition %                     |             |           |                |             |  |
| Frame                                                              | 2           |     | STEEL       |            |             | Percent Good                    |             |           | 82             |             |  |
| Bath Style                                                         | A           |     | AVERAGE     |            |             | Cns Sect Rcndd                  |             |           | 261,300        |             |  |
| Foundation                                                         | 6           |     | SLAB        |            |             | Dep % Ovr                       |             |           |                |             |  |
| Partitions                                                         | T           |     | TYPICAL     |            |             | Dep Ovr Comment                 |             |           |                |             |  |
| Wall Height                                                        | 10.00       |     |             |            |             | Misc Imp Ovr                    |             |           |                |             |  |
| FBM Quality                                                        |             |     |             |            |             | Misc Imp Ovr Comment            |             |           |                |             |  |
| Overhead Door                                                      | 10          |     | 10 OVD      |            |             | Cost to Cure Ovr                |             |           |                |             |  |
| Kitchens                                                           | 0           |     |             |            |             | 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   | 1,300       | 2.00       | 2001        | AV                              | 60          | A         | 1.00           | 1,600       |  |
| 01                                                                 | SHED/MTL    | L   | 80          | 10.00      |             | FR                              | 50          | F         | 0.90           | 400         |  |
| BUILDING SUB-AREA SUMMARY SECTION                                  |             |     |             |            |             |                                 |             |           |                |             |  |
| Code                                                               | Description |     |             |            | Living Area | Floor Area                      | Eff Area    | Unit Cost | Undeprec Value |             |  |
| FFL                                                                | 1ST FLOOR   |     |             |            | 2,982       | 2,982                           |             | 85.66     | 255,450        |             |  |
| OFC                                                                | OFFICE      |     |             |            | 738         | 738                             |             | 85.66     | 63,220         |             |  |
| Ttl Gross Liv / Lease Area                                         |             |     |             |            | 3,720       | 3,720                           |             |           | 318,670        |             |  |

