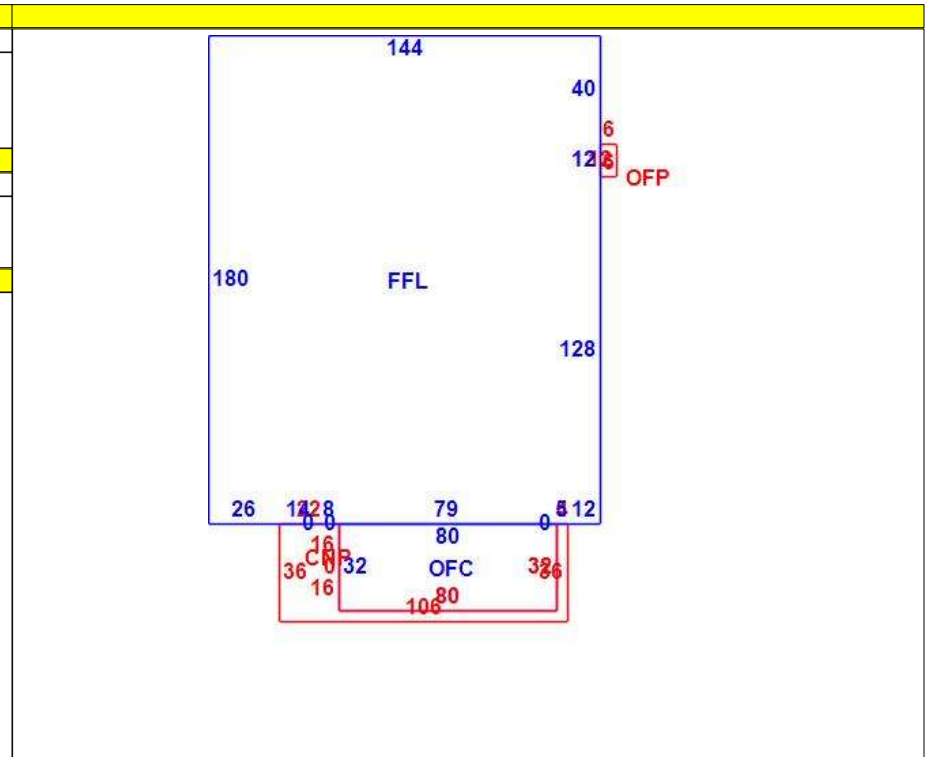


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION																	
ROOTS EAST LONGMEADOW LLC 199 SERVISTAR INDUSTRIAL WAY S WESTFIELD MA 01085											Description		Code	Appraised		Assessed																			
											COMMERC.	352	3,222,800		3,222,800																				
											COMM LAND	352	321,300		321,300																				
											COMMERC.	352	136,000		136,000																				
SUPPLEMENTAL DATA																																			
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376282_2843563				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																															
										Total		3,680,100		3,680,100																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
ROOTS EAST LONGMEADOW LLC INDUSTRIAL DRIVE ASSOCIATES LLC WB REAL ESTATE HOLDINGS LLC,C/O WES MICHAEL JR REALTY LLC, MOREHARDT ROBERT C SR +,				23603		0553		12-21-2020		Q		I		3,000,000		00		Year		Code		Assessed		Year		Code		Assessed							
				19716		0186		03-06-2013		U		I		1,025,000		1		2025		352		2,905,500		2024		352		2,757,100		2023		352		2,511,100	
				18757		0568		05-02-2011		U		I		100		1B				352		321,300				352		321,300		352		305,200			
				17773		0562		05-04-2009		U		I		100		1B				352		131,600				352		131,600		352		105,300			
				06276		0471		10-31-1986		U		V		111,600				Total		3,358,400		Total		3,210,000		Total		2,921,600							
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		Number		Amount												Comm Int									
Total				0.00																															
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY																			
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						400		GG																											
NOTES																Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value																			
ROOTS =																																			
ROOTS ATHLECTIC CENTER, ROOTS GYMNASTICS																																			
CENTER & ROOTS LEARNING CENTER																																			
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY																			
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpose/Result							
B-23-28		01-17-2023		MN		Manual Note		25,000		06-30-2023		100		06-30-2023		6 FIELD LIGHTS		06-30-2023		333						15		PERMIT VISIT							
202101207		04-07-2021		6		SIGN		550		06-28-2021		100		06-28-2021		5 SIGNS - RESURFACE EXIS		06-28-2021		400						15		PERMIT VISIT							
201800030		01-19-2018		7		REMODEL		177,755		03-01-2018		100		03-01-2018		ADD 2 CLASSROOMS AND 2		04-20-2021		333						14		INSPECTED							
201701107		04-18-2017		60		COMM BLDG		25,000		06-26-2017		100		06-26-2017		24X40 PAVILION		06-26-2017		317						15		PERMIT VISIT							
201502582		09-21-2015		9		ALTERATION		2,700		04-29-2016		100		04-29-2016		FIRE SPRINKLER UPDATE		03-30-2017		317						15		PERMIT VISIT							
201502492		09-04-2015		8		RENOVATION		29,100		04-29-2016		100		04-29-2016		ADD CLASS RM SPACE & BA		05-08-2015		317						15		PERMIT VISIT							
201402424		09-03-2014		GEN		GENERATOR		22,000		05-01-2015		100		05-01-2015				05-01-2015		317						15		PERMIT VISIT							
LAND LINE VALUATION SECTION																																			
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value																
1	352	DAYCARE		IND	SITE	70,000	SF	3.69	0.70000	B	1.00	GG	1.000					0	2.58		180,600														
1	352	DAYCARE		IND	EXCESS	3.350	AC	42,000.00	1.00000	0	1.00	GG	1.000					0	42,000		140,700														
Total Card Land Units						4.96	AC	Parcel Total Land Area: 4.96						Total Land Value						321,300															

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	58	SCHOOL									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	22	STEEL									
Roof Structure	4	FLAT									
Roof Cover	11	MEMBRANE									
Interior Wall 1	5	MINIMUM									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	14	ASPHL TILE									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	352	DAYCARE									
Total Rooms	0										
Bedrooms	0										
Full Baths	4										
Half Baths	5										
Extra Fixtures	10										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	G	GOOD									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
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	30,000	2.00	1987	AV	60	A	1.00	36,000
78	LITE-DBL	L	3	920.00	1987	AV	60	A	1.00	1,700
65	MEZ-UNF	B	2,000	17.25	2006	AV	71	A	1.00	24,500
64	MEZ-FIN	B	1,000	27.60	2006	AV	71	A	1.00	19,600
87	FENCE-4	L	800	8.00	2013	GD	70	G	1.25	5,600
88	FENCE-6	L	180	12.00	2013	GD	70	G	1.25	1,900
28	B-BALL C	L	3	0.00	2013	EX	90	E	1.75	3,200
83	SIGN	L	12	28.75	2021	GD	70	A	1.00	500
GEN	GENERATOR	B	1	0.00	2006	00	71	A	1.00	0
02	SHED/FR	L	320	12.00	2014	GD	70	A	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	1,256		7.87	9,879	
FFL	1ST FLOOR	25,920	25,920		156.82	4,064,645	
OFC	OFFICE	2,560	2,560		156.82	401,446	
OPF	OPEN PORCH	0	72		15.25	1,098	
Ttl Gross Liv / Lease Area		28,480	29,808			4,477,068	



State Use 352
Print Date 11/22/2025 10:48:50

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description					
Style:	58	SCHOOL								
Model	94	COMMERCIAL								
Grade	C+	AVG. (+)								
Stories	1.00	1 STORY								
Occupancy	1.00									
Exterior Wall 1	21	CONC BLOCK								
Exterior Wall 2	22	STEEL								
Roof Structure	4	FLAT								
Roof Cover	11	MEMBRANE								
Interior Wall 1	5	MINIMUM								
Interior Wall 2	1	DRYWALL								
Interior Floor 1	14	ASPHL TILE								
Interior Floor 2	4	CARPET								
Heating Fuel	2	GAS								
Heating Type	1	FORCED H/A								
AC Percent	100									
FBM Sqft										
Bldg Use	352	DAYCARE								
Total Rooms	0									
Bedrooms	0									
Full Baths	4									
Half Baths	5									
Extra Fixtures	10									
#Heat Sys	1									
Frame	2	STEEL								
Bath Style	G	GOOD								
Foundation	6	SLAB								
Partitions	T	TYPICAL								
Wall Height	12.00									
FBM Quality										
Overhead Door										
Kitchens	0									
MIXED USE Code Description Percentage										
COST / MARKET VALUATION										
RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cns Sect Rcndd Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
11	POOL I-V	L	1,248	29.00	2014	GD	70	G	1.25	31,700
66	CANOPY	L	960	45.00	2017	GD	70	G	1.25	37,800
77	LITE-SIN	L	6	690.00	2023	AV	60	A	1.00	14,900
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										