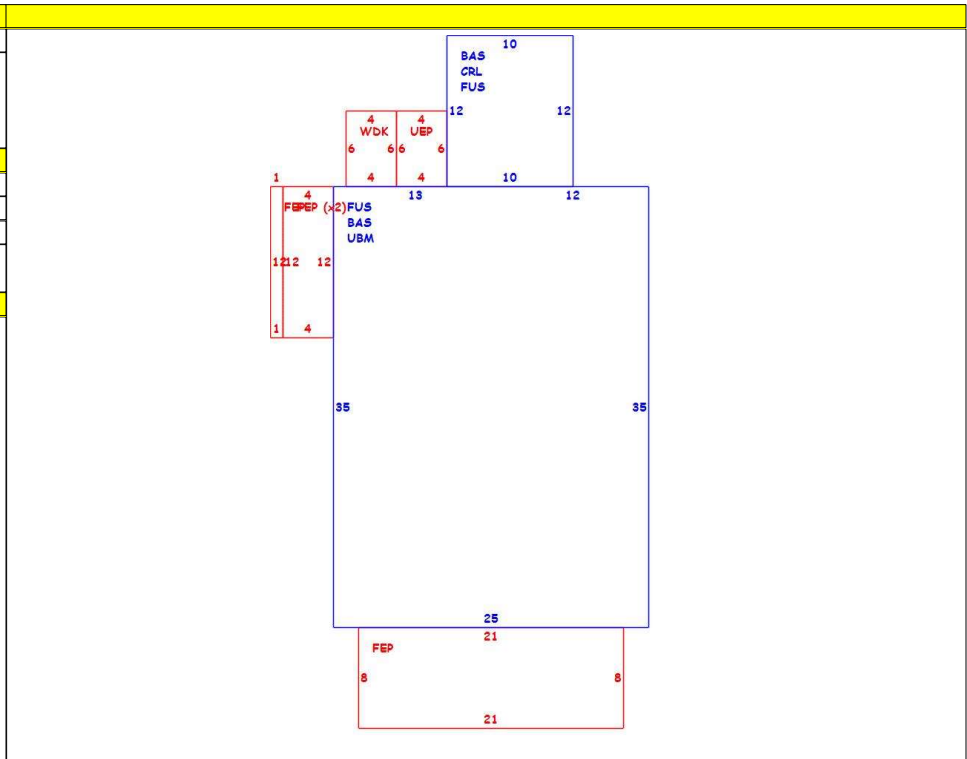


| CURRENT OWNER   |            | TOPO            | UTILITIES         | STRT / ROAD | LOCATION    | CURRENT ASSESSMENT      |              |                       |   | 601<br>AMHERST, MA            |             |                  |         |            |                            |            |             |         |  |
|---|------------|-----------------|-------------------|-------------|-------------|-------------------------|--------------|-----------------------|---|-------------------------------|-------------|------------------|---------|------------|----------------------------|------------|-------------|---------|--|
| CIBA, LLC<br><br>72 OAKRIDGE DR<br><br>BELCHERTOWN MA 01007 |            |                 | 2 Public Water    |             |             | ASH Type Desc           | ASH Co       | ASH Assessed          | ASH Assessed  |                               |             | VISION           |         |            |                            |            |             |         |  |
|   |            |                 | 3 Public Sewer    |             |             | RESIDENTL<br>RES LAND   | 1040<br>1040 | 301,800<br>149,500    | 301,800<br>149,500  |                               |             |                  |         |            |                            |            |             |         |  |
| SUPPLEMENTAL DATA   |            |                 |                   |             |             | Total                   |              | 451,300               | 451,300   |                               |             |                  |         |            |                            |            |             |         |  |
| Alt PCL ID 14B000192  |            | Calc Front 59.6 |                   | Precinct    |             |                         |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| Prc_Usrfl   |            | Prc_Usrfl       |                   | Tenant      |             |                         |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| BIDIN   |            | BIDOUT          |                   | Parent      |             |                         |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| GIS ID F_384543_2963109                                     |            |                 |                   | Assoc PID#  |             |                         |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| RECORD OF OWNERSHIP   |            |                 | BK-VOL/PAGE       | SALE DATE   | Q/U         | V/I                     | SALE PRICE   | VC                    | PREVIOUS ASSESSMENTS (HISTORY)                                      |                               |             |                  |         |            |                            |            |             |         |  |
| CIBA, LLC   |            |                 | 9474 0307         | 05-05-2008  | U           | I                       | 0            | 1A                    | FY  | ASH C                         | ASH Assesse | FY               | ASH C   | Assessed V | FY                         | ASH C      | ASH Assesse |         |  |
| FULMER, H ANDREW & ET AL                                    |            |                 | 6714 0084         | 07-16-2002  | Q           | I                       | 200,000      | 00                    | 2024  | 1040                          | 271,800     | 2023             | 1040    | 234,700    | 2022                       | 1040       | 213,500     |         |  |
| PERCHAK, PETER M  |            |                 | 2466 0215         | 06-22-1984  | Q           |                         | 71,000       | UN                    |   | 1040                          | 144,100     |                  | 1040    | 131,000    |                            | 1040       | 119,100     |         |  |
| STEFAN, EDWARD A & KATHLEEN L                               |            |                 | 2091 0048         | 04-13-1979  |             |                         | 35,000       |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| JACKSON, JAMES R  |            |                 | 1755 0084         | 04-13-1979  |             |                         | 35,500       |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
|   |            | Total           |                   |             |             |                         |              |                       |   | 415,900                       |             | Total            |         | 365,700    |                            | Total      |             | 332,600 |  |
| EXEMPTIONS  |            |                 | OTHER ASSESSMENTS |             |             |                         |              |                       | This signature acknowledges a visit by a Data Collector or Assessor |                               |             |                  |         |            |                            |            |             |         |  |
| EXE Yr  | Ex Cod     | Exemption Type  | EXE Amount        | Other       | Other Descr | Other #                 | Other \$     | Com Int               |   |                               |             |                  |         |            |                            |            |             |         |  |
| 2008  | NO         | NOT OWNER OCCUP | 0.00              |             |             |                         |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| Total   |            |                 | 0.00              |             |             |                         |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| ASSESSING NEIGHBORHOOD                                      |            |                 |                   |             |             | APPRAISED VALUE SUMMARY |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| Nbhd  |            | Nbhd Name       |                   | PRC Sub Div |             | Tracing #               |              | Batch                 |   | Appraised Bldg. Value (Card)  |             |                  | 301,800 |            |                            |            |             |         |  |
| EA  |            |                 |                   |             |             |                         |              |                       |   | Appraised Xf (B) Value (Bldg) |             |                  | 0       |            |                            |            |             |         |  |
|   |            |                 |                   |             |             |                         |              |                       |   | Appraised Ob (B) Value (Bldg) |             |                  | 0       |            |                            |            |             |         |  |
|   |            |                 |                   |             |             |                         |              |                       |   | Appraised Land Value (Bldg)   |             |                  | 149,500 |            |                            |            |             |         |  |
|   |            |                 |                   |             |             |                         |              |                       |   | Special Land Value            |             |                  | 0       |            |                            |            |             |         |  |
|   |            |                 |                   |             |             |                         |              |                       |   | Total Appraised Parcel Value  |             |                  | 451,300 |            |                            |            |             |         |  |
|   |            |                 |                   |             |             |                         |              |                       |   | Valuation Method              |             |                  | C       |            |                            |            |             |         |  |
|   |            |                 |                   |             |             |                         |              |                       |   | Total Appraised Parcel Value  |             |                  | 451,300 |            |                            |            |             |         |  |
| BUILDING PERMIT RECORD                                      |            |                 |                   |             |             | VISIT / CHANGE HISTORY  |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| Permit Id   | BPE Issue  | Permit T        | BPE Desc          | BPE Amoun   | Insp Date   | % Comp                  | BPE Date C   | BPE Notes             |   | Date                          | Id          | Type             | Is      | Cd         | Purpost/Result             |            |             |         |  |
| BP-24-123   | 02-23-2024 | RS              | Residential       | 1,400       |             | 0                       |              | AIR SEAL & INSULATE   |   | 08-05-2019                    | LT          |                  |         | 03         | Building Permit Review     |            |             |         |  |
| BP-24-1   | 01-02-2024 | RS              | Residential       | 11,900      |             | 0                       |              | ATTIC FL              |   | 07-14-2006                    | LT          | 03               |         | 04         | Building Permit Review Est |            |             |         |  |
| BLD19-020   | 09-18-2018 | RE              | Remodel           | 1,800       |             | 0                       |              | RMV&RPLC SHINGLES     |   | 10-18-2005                    | RD          |                  |         | 15         | Drive By Field Review      |            |             |         |  |
| ELE19-0129  | 08-20-2018 | EL              | Electric          | 0           |             | 0                       |              | ADD INSULATION        |   | 09-18-2002                    | LT          |                  |         | 45         | Sales Reinspection         |            |             |         |  |
| BLD19-001   | 07-12-2018 | RE              | Remodel           | 84,000      |             | 0                       |              | REPL                  |   | 02-05-1997                    | EB          |                  |         | 43         | Abatement Chg Reinspec     |            |             |         |  |
| ELE18-0856  | 06-21-2018 | EL              | Electric          | 0           |             | 0                       |              | SERVICE,METER,2PANELS |   | 04-14-1987                    | B           |                  |         |            |                            |            |             |         |  |
| PLM18-031   | 06-19-2018 | PL              | Plumbing          | 0           |             | 0                       |              | 2STRY ADDITVLRM BDRM  |   |                               |             |                  |         |            |                            |            |             |         |  |
| LAND LINE VALUATION SECTION                                 |            |                 |                   |             |             |                         |              |                       |   |                               |             |                  |         |            |                            |            |             |         |  |
| B   | Use        | Description     | Zone              | Land Type   | Land Units  | Unit Price              | Size Adj     | Site Index            | Cond.   | Nbhd.                         | Nbhd. Adj   | Notes            |         |            | Location Adjustment        | Adj Unit P | Land Value  |         |  |
| 1   | 1040       | Two Fam         | RG10              |             | 5,925 SF    | 29.69                   | 0.85000      | 3                     | 1.00  | EA                            | 1.000       |                  |         |            | 1.0000                     |            | 149,500     |         |  |
| Total Card Land Units                                       |            |                 |                   |             | 0.14 SF     | Parcel Total Land Area  |              |                       |   |                               | 0.14        | Total Land Value |         |            |                            |            | 149,500     |         |  |

| CONSTRUCTION DETAIL            |    |                | CONSTRUCTION DETAIL (CONTINUED) |     |             |
|--------------------------------|----|----------------|---------------------------------|-----|-------------|
| Element                        | Cd | Description    | Element                         | Cd  | Description |
| Style:                         | 10 | Family Duplex  |                                 |     |             |
| Model                          | 01 | Residential    |                                 |     |             |
| Grade:                         | 12 | B+             |                                 |     |             |
| Stories:                       | 2  | 2 Stories      |                                 |     |             |
| Occupancy                      | 2  |                |                                 |     |             |
| Exterior Wall 1                | 25 | Vinyl Siding   |                                 |     |             |
| Exterior Wall 2                |    |                |                                 |     |             |
| Roof Structure:                | 07 | Gambrel        |                                 |     |             |
| Roof Cover                     | 03 | Asph/F Gls/Cmp |                                 |     |             |
| Interior Wall 1                | 02 | Wall Brd/Wood  |                                 |     |             |
| Interior Wall 2                |    |                |                                 |     |             |
| Interior Flr 1                 | 12 | Hardwood       |                                 |     |             |
| Interior Flr 2                 | 14 | Carpet         |                                 |     |             |
| Heat Fuel                      | 02 | Oil            |                                 |     |             |
| Heat Type:                     | 05 | Hot Water      |                                 |     |             |
| AC Type:                       | 01 | None           |                                 |     |             |
| Total Bedrooms                 | 07 | 7 Bedrooms     |                                 |     |             |
| FBth:                          | 2  |                |                                 |     |             |
| HBth:                          | 0  |                |                                 |     |             |
| Total Xtra Fixtrs              |    |                |                                 |     |             |
| Total Rooms:                   | 10 | 10 Rooms       |                                 |     |             |
| Bath Style:                    | 02 | Average        |                                 |     |             |
| Kitchen Style:                 | 02 | Modern         |                                 |     |             |
| Foundation                     |    |                |                                 |     |             |
| <b>CONDO DATA</b>              |    |                |                                 |     |             |
| PID Complex                    |    | C              | Owne                            | 0.0 |             |
| Adjust Type                    |    |                | B                               | S   |             |
| Code                           |    | Description    | Factor%                         |     |             |
| Condo Flr                      |    |                |                                 |     |             |
| Condo Unit                     |    |                |                                 |     |             |
| <b>COST / MARKET VALUATION</b> |    |                |                                 |     |             |
| Building Value New             |    |                | 431,120                         |     |             |
| Year Built                     |    |                | 1900                            |     |             |
| Effective Year Built           |    |                |                                 |     |             |
| Depreciation Code              |    |                | AV                              |     |             |
| Remodel Rating                 |    |                |                                 |     |             |
| Year Remodeled                 |    |                |                                 |     |             |
| Depreciation %                 |    |                | 30                              |     |             |
| Functional Obsol               |    |                | 0                               |     |             |
| External Obsol                 |    |                | 0                               |     |             |
| Trend Factor                   |    |                | 1                               |     |             |
| Condition                      |    |                |                                 |     |             |
| Condition %                    |    |                |                                 |     |             |
| Percent Good                   |    |                | 70                              |     |             |
| RCNLD                          |    |                | 301,800                         |     |             |
| Dep % Ovr                      |    |                |                                 |     |             |
| Dep Ovr Comment                |    |                |                                 |     |             |
| Misc Imp Ovr                   |    |                |                                 |     |             |
| Misc Imp Ovr Comment           |    |                |                                 |     |             |
| Cost to Cure Ovr               |    |                |                                 |     |             |
| Cost to Cure Ovr Comment       |    |                |                                 |     |             |



| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |     |       |            |        |          |      |       |            |             |
|--|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| Code   | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|  |             |     |       |            |        |          |      |       |            |             |

| BUILDING SUB-AREA SUMMARY SECTION |                             |             |            |          |           |                |  |
|-----------------------------------|-----------------------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description                 | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BAS                               | First Floor                 | 995         | 995        | 995      | 189.75    | 188,805        |  |
| CRL                               | Crawl                       | 0           | 120        | 0        | 0.00      | 0              |  |
| FEP                               | Porch, Enclosed, Finished   | 0           | 276        | 193      | 132.69    | 36,622         |  |
| FUS                               | Upper Story, Finished       | 995         | 995        | 896      | 170.87    | 170,019        |  |
| UBM                               | Basement, Unfinished        | 0           | 875        | 175      | 37.95     | 33,207         |  |
| UEP                               | Porch, Enclosed, Unfinished | 0           | 24         | 11       | 86.97     | 2,087          |  |
| WDK                               | Deck, Wood                  | 0           | 24         | 2        | 15.81     | 380            |  |
| Ttl Gross Liv / Lease Area        |                             | 1,990       | 3,309      | 2,272    |           | 431,120        |  |

