

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT															
FLANAGAN ROBERT E FLANAGAN NANCY S 590 NORTH MAIN ST EAST LONGMEADOW, MA 01028 Additional Owners:						1	TYPCL					Description		Code	Appraised Value		Assessed Value										
										COMMERC.	330	52,200		52,200													
										COMM LAND	330	109,500		109,500													
										COMMERC.	330	2,100		2,100													
SUPPLEMENTAL DATA												VISION															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_375117_2855800						Received 3/19/2014 Prior ID Owner Occ Y Final Area 1296 Current Ac. .22406																					
						ASSOC PID#																					
						Total												163,800		163,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i <th colspan="2">SALE PRICE</th> <td>V.C.<th colspan="8">PREVIOUS ASSESSMENTS (HISTORY)</th></td>	SALE PRICE		V.C. <th colspan="8">PREVIOUS ASSESSMENTS (HISTORY)</th>	PREVIOUS ASSESSMENTS (HISTORY)														
FLANAGAN ROBERT E				03551/ 0147		11/27/1970		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2014	B	51,300		2013	B	51,300		2012	B	51,300				
													2014	L	104,500		2013	L	104,500		2012	L	104,500				
													2014	O	2,700		2013	O	2,700		2012	O	2,800				
Total:												158,500		Total:		158,500		Total:		158,600							
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description		Amount		Code	Description		Number		Amount									Comm. Int.							
Total:												APPRaised VALUE SUMMARY															
NBHD/ SUB				NBHD Name		Street Index Name		Tracing		Batch																	
0001/A								330		BG																	
NOTES												POTTER SPORTS CARS															
												Appraised Bldg. Value (Card) 52,200															
												Appraised XF (B) Value (Bldg) 0															
												Appraised OB (L) Value (Bldg) 2,100															
												Appraised Land Value (Bldg) 109,500															
												Special Land Value 0															
												Total Appraised Parcel Value 163,800															
												Valuation Method: C															
												Adjustment: 0															
												Net Total Appraised Parcel Value 163,800															
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY															
Permit ID		Issue Date		Type	Description		Amount		Insp. Date		% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result					
																01/20/2004				303	3	MEAS+INSPCTD					
																06/30/1992				107	3	MEAS+INSPCTD					
LAND LINE VALUATION SECTION																											
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price		Land Value			
1	330	AUTO SS		BUS				9,760 SF		7.90	1.4200	E	1.0000	1.00	BG	1.00					1.00	11.22		109,500			
Total Card Land Units:										0.22 AC		Parcel Total Land Area:0.22 AC										Total Land Value:				109,500	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	24		AUTO DEALR									
Model	94		COMMERCIAL									
Grade	D		FAIR									
Stories	1.00		1 Story									
Occupancy	1			MIXED USE								
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage					
Exterior Wall 2	23		GLASS	330	AUTO SS		100					
Roof Structure	4		FLAT									
Roof Cover	4		TAR+GRAVEL									
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION								
Interior Wall 2	8		PLYWD PANL									
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		65.43						
Interior Floor 2												
Heating Fuel	2		GAS	Replace Cost		85,520						
Heating Type	1		FORCED H/A	AYB		1958						
AC Percent	0			EYB		1975						
FBM Sqft				Dep Code		FA						
Bldg Use	330		AUTO SS	Remodel Rating								
Total Rooms	0			Year Remodeled								
Bedrooms	0			Dep %		39						
Full Baths	0			Functional Obslnc								
Half Baths	1			External Obslnc								
Extra Fixtures	0			Cost Trend Factor		1						
#Heat Sys	1			Condition								
Frame	2		STEEL	% Complete								
Bath Style	A		AVERAGE	Overall % Cond		61						
Foundation	6		SLAB	Apprais Val		52,200						
Partitions	T		TYPICAL	Dep % Ovr		0						
Wall Height	12			Dep Ovr Comment								
FBM Quality				Misc Imp Ovr		0						
				Misc Imp Ovr Comment								
				Cost to Cure Ovr		0						
				Cost to Cure Ovr Comment								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	1,800	1.61	1958	A		AV	55	1,600
88	FENCE-6			L	11	9.78	1988	A		AV	55	100
77	LITE-SIN			L	1	690.00	1988	A		AV	55	400
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value		
CNP	CANOPY	0		216				3.33		720		
FFL	1ST FLOOR	1,296		1,296				65.43		84,800		
Ttl. Gross Liv/Lease Area:		1,296		1,512		1,307				85,520		

FFL

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2009 8 13



2009 8 13