

Property Location: 648 NORTH MAIN ST

MAP ID:1A/ 96/ 2/ /

Bldg Name:

State Use:322

Account #1088

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 11:05

VISION

CLLC LLC

650 NORTH MAIN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

1 TYPCL

Received

Prior ID

Owner Occ Y

Final Area 3906

Current Ac. .28825

ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

322

206,500

206,500

COMM LAND

322

115,800

115,800

COMMERC.

322

9,100

9,100

Total

331,400

331,400

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

CLLC LLC

LYNCH,BARBARA

LERNER SHIRLEY +

LERNER SHIRLEY +

BAKER FLORENCE

11644/ 451

09874/ 0248

09062/ 0228

07085/ 0045

03710/ 0466

05/17/2001

05/28/1997

02/15/1995

01/30/1989

07/17/1972

U

U

U

U

U

I

I

I

I

I

280,000

1

1

300,000

0

F

F

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

208,400

2013

B

208,400

2012

B

208,400

2014

L

110,400

2013

L

110,400

2012

L

110,400

2014

O

8,400

2013

O

8,400

2012

O

8,400

Total:

327,200

Total:

327,200

Total:

327,200

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

322

BG

NOTES

LIQUORS, DONUT DIP. ANGLED BUILDING 96

BP NVC

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

197,400

9,100

9,100

115,800

0

331,400

C

0

331,400

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

248

10/02/1996

MN

Manual Note

1,000

0

SIGN

05/06/2004

303

3

MEAS+INSPCTD

12/11/1996

200

15

PERMIT VISIT

06/30/1992

107

3

MEAS+INSPCTD

04/06/1981

500

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

322

DISC ST

BUS

12,556

SF

6.49

1.4200

E

1.0000

1.00

BG

1.00

1.00

9.22

115,800

Total Card Land Units:

0.29

AC

Parcel Total Land Area:

0.29

AC

Total Land Value:

115,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 Story				
Occupancy	2			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	9		STONE	322	DISC ST		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	8		PLYWD PANL				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:		69.22	
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100			Replace Cost		270,358	
FBM Sqft				AYB		1935	
Bldg Use	322		DISC ST	EYB		1987	
Total Rooms	0			Dep Code		GD	
Bedrooms	0			Remodel Rating			
Full Baths	0			Year Remodeled			
Half Baths	2			Dep %		27	
Extra Fixtures	2			Functional Obslnc			
#Heat Sys	2			External Obslnc			
Frame	2		STEEL	Cost Trend Factor		1	
Bath Style	A		AVERAGE	Condition			
Foundation	6		SLAB	% Complete			
Partitions	A		ABV AVG	Overall % Cond		73	
Wall Height	12			Apprais Val		197,400	
FBM Quality				Dep % Ovr		0	
				Dep Ovr Comment			
				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	7,950	1.61	1960	A		AV	55	7,000
84	SIGN-ILU			L	48	40.25	1960	G		GD	70	1,700
77	LITE-SIN			L	1	690.00	1960	A		AV	55	400
81	COOLER	EX	Extra Feature	B	270	46.00	1987	A	1	AV	73	9,100

BUILDING SUB-AREA SUMMARY SECTION									
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<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
FFL	1ST FLOOR	3,906	3,906		69.22	270,358

<i>Ttl. Gross Liv/Lease Area:</i>	3,906	3,906	3,906	270,358
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