

Property Location: 51 DENSLOW RD

MAP ID:21/ 5/ 0/ /

Bldg Name:

State Use:400

Vision ID: 1207

Account #1240

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 11:42

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA
CASUL LTD						Description	Code	Appraised Value	Assessed Value	
PO BOX 88						INDUSTR.	400	2,672,700	2,672,700	
WEST SPRINGFIELD, MA 01090						IND LAND	400	807,300	807,300	
Additional Owners:		SUPPLEMENTAL DATA				INDUSTR.	400	104,000	104,000	VISION
Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_378500_2841419				Received 5/20/2014 Prior ID Owner Occ Y Final Area 212054 Current Ac. 13.89913 ASSOC PID#		Total		3,584,000	3,584,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CASUL LTD		LC03-30382	02/07/2002	U	I	3,750,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
SUNSHINE ART STUDIOS INC,		LC025931	04/22/1993	U	I	1	H	2014	B	2,931,500	2013	B	2,931,500	2012	B	2,931,500
NORTHEAST LAND DEV TRUST		LC001-4577	02/13/1970	U	I	0		2014	L	863,800	2013	L	863,800	2012	L	863,800
								2014	O	60,000	2013	O	60,000	2012	O	60,000
								Total:		3,855,300	Total:		3,855,300	Total:		3,855,300

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:																

ASSESSING NEIGHBORHOOD					
NBHD/ SUB		NBHD Name		Street Index Name	
0001/A				400	

NOTES									
SUNSHINE ART STUDIOS FY94+95 ATB									
SETTLEMENT 3300000 FY95 SECOND ADJUST									
AT 3,150,000 AND ATB SETTLEMENT FY96 &									
FY 98 3,150,000 130X130 OFFICE ADDED									
1999									

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			
291	08/26/2006	25	WINDOWS	12,450		0		OC 10/13/2006	01/04/2007			311	15	PERMIT VISIT			
135	05/22/2003	6	SIGN	2,000		0			04/29/2004			303	2	MEASURED			
18	02/03/1999	9	ALTERATION	235,000		0			01/04/2004			311	15	PERMIT VISIT			
									03/14/2000			200	14	INSPECTED			
									09/18/1992			100	18	CHGD @ HEARN			

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	400	FACTORY	INDG				530,000	SF	2.48	0.5600	A	1.0000					1.00	1.39	736,700		
1	400	FACTORY	INDG				1.73	AC	48,000.00	1.0000	0	1.0000			ESM2		1.00	40,800.00	70,600		
Total Card Land Units:			13.90		AC		Parcel Total Land Area:			13.9 AC			Total Land Value:							807,300	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	96		INDUSTRIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage
Exterior Wall 2	18		CORREG STL	400	FACTORY		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			24.19
Interior Floor 1	12		CONCRETE				
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			5,128,839
Heating Type	1		FORCED H/A	AYB			1960
AC Percent	0			EYB			1966
FBM Sqft				Dep Code			FR
Bldg Use	400		FACTORY	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			48
Full Baths	1			Functional Obslnc			
Half Baths	5			External Obslnc			
Extra Fixtures	18			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			52
Foundation	6		SLAB	Apprais Val			2,667,000
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	129,241	1.61	1965	A		FR	50	104,000
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	3	3,680.00	1966	A	1	AV	52	5,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	212,054	212,054		24.19	5,128,844	
Ttl. Gross Liv/Lease Area:		212,054	212,054	212,054		5,128,839	

