

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																	
KELLY FRADET LUMBER CO INC 587 NORTH MAIN ST EAST LONGMEADOW, MA 01028 Additional Owners:														1				TYPCL								Description		Code		Appraised Value		Assessed Value											
																						COMMERC.		321		432,300		432,300															
																						COMM LAND		321		411,100		411,100															
																						COMMERC.		321		68,700		68,700															
SUPPLEMENTAL DATA																																											
										Other ID:				Received				3/28/2014																									
										SP Permit				Prior ID																													
										Chapter Land				Owner Occ																													
OC Dates										Final Area				26192																													
										In+Ex FY				2015				Current Ac.				3.8																					
										Mailed				3/17/2014				ASSOC PID#																									
										GIS ID: F_375371_2856213																																	
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																	
KELLY FRADET LUMBER CO INC FRADET LLOYD W-TRUSTEE,										11044/ 362 LC001-2306				12/22/1999 09/03/1965				U		I		1		B		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
																										2014		B		433,400		2013		B		433,400		2012		B		433,400	
																										2014		L		398,700		2013		L		398,700		2012		L		398,700	
																										2014		O		51,200		2013		O		51,300		2012		O		51,300	
Total:																		883,300		Total:				883,400		Total:				883,400													
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										APPRaised VALUE SUMMARY																																	
NBHD/ SUB				NBHD Name				Street Index Name												Tracing				Batch																			
0001/A																				321				BG																			
NOTES										KELLY FRADET LUMBER MART BASEMENT USED FOR LUMBER AND PARTS STORAGE. BATHROOMS ARE IN THE BASEMENT										APPRaised VALUE SUMMARY																							
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											
55		03/15/2010		6		SIGN				2,000				0				3' X 33' WALL				11/18/2010						311		15		PERMIT VISIT											
51		03/19/2005		6		SIGN				10,000				0								11/10/2005						311		15		PERMIT VISIT											
																				01/20/2004						303		3		MEAS+INSPCTD													
																				07/01/1992						107		3		MEAS+INSPCTD													
																				04/25/1981						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		321		HARDWARE				BUS								87,120		SF		2.48		1.4200		E		1.0000		1.00		BG		1.00						1.00		3.52		306,700	
1		321		HARDWARE				BUS								1.80		AC		58,000.00		1.0000		0		1.0000		1.00		BG		1.00						1.00		58,000.00		104,400	
Total Card Land Units:										3.80		AC		Parcel Total Land Area:				3.8 AC				Total Land Value:										411,100											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	321	HARDWRE		100
Roof Structure	9		STANDARD				
Roof Cover	10		ROLLED				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			53.75
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS	Replace Cost			847,698
Heating Type	1		FORCED H/A	AYB			1957
AC Percent	100			EYB			1965
FBM Sqft				Dep Code			FR
Bldg Use	321		HARDWRE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			49
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	5			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			51
Foundation	1		CONCRETE	Apprais Val			432,300
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	100.00	1.61	1960	A		FR	40	64,400
88	FENCE-6			L	70	9.78	1960	A		FR	40	300
78	LITE-DBL			L	2	920.00	1960	A		FR	40	700
84	SIGN-ILU			L	95	40.25	2005	G		GD	70	3,300
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	13,096		10.75	140,781
CNP	CANOPY	0	1,092		2.71	2,956
FFL	1ST FLOOR	13,096	13,096		53.75	703,960

Ttl. Gross Liv/Lease Area:		13,096	27,284	15,770		847,698

