

Property Location: 24-30 NORTH MAIN ST
Vision ID: 1823

Account #1859

MAP ID:26/ 4/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 2

State Use:323

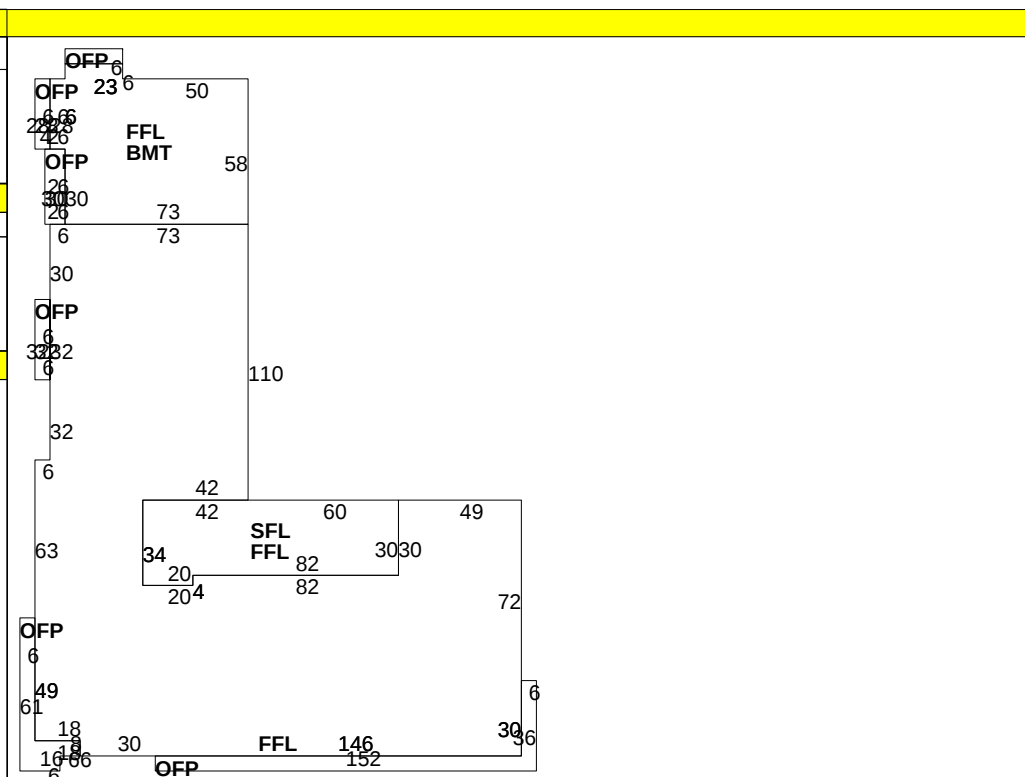
Print Date:12/26/2014 15:17

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
EAST LONGMEADOW CENTER VILLA			1 TYPCL			Description	Code	Appraised Value	Assessed Value										
48 CENTER SQ						COMMERC.	323	3,704,300	3,704,300										
EAST LONGMEADOW, MA 01028						COMM LAND	323	437,000	437,000										
Additional Owners:		SUPPLEMENTAL DATA				COMMERC.	323	58,300	58,300										
		Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_380738_2850710				Received 3/31/2014 Prior ID Owner Occ Final Area 36146 Current Ac. 1.9 ASSOC PID#		Total 4,199,600		4,199,600									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
EAST LONGMEADOW CENTER VILLAGE LLP		15350/ 582		09/19/2005	U	I	1	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
FALCONE,JAMES J		15350/ 578		09/19/2005	U	I	1	B	2014	B	3,490,800	2013	B	3,786,200	2012	B	3,799,000		
FALCONE JAMES J ETALS,		03702/ 0573		06/22/1972	U	I	0		2014	L	417,100	2013	L	417,100	2012	L	417,100		
									2014	O	59,700	2013	O	60,700	2012	O	61,700		
									Total:		3,967,600	Total:		4,264,000	Total:		4,277,800		
EXEMPTIONS				OTHER ASSESSMENTS															
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor								
											APPRAISED VALUE SUMMARY								
				Total:							Appraised Bldg. Value (Card) 3,685,500								
ASSESSING NEIGHBORHOOD											Appraised XF (B) Value (Bldg) 18,800								
NBHD/ SUB		NBHD Name			Street Index Name			Tracing		Batch		Appraised OB (L) Value (Bldg) 58,300							
0001/A								323		BG		Appraised Land Value (Bldg) 437,000							
NOTES											Special Land Value 0								
ROCKYS HARDWARE 2005 CTR VILLAGE BLDG											Total Appraised Parcel Value 4,199,600								
B/E											Valuation Method: C								
ATTACHED TO ROCKY'S SPOLETOS,											Adjustment: 0								
A.OWHITE, STARBUCKS, VERIZON,											Net Total Appraised Parcel Value 4,199,600								
SUPERCUTS, GILBERTS. SPOLETOS HAS PREP																			
KIT IN BMT. 2012 NO VACANCIES. VANILLA																			
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					
201400493	03/01/2014	6	SIGN	3,700	05/30/2014	100	05/30/2014	CENTER SQUARE GR	05/30/2014			317	15	PERMIT VISIT					
201302198	06/18/2013	9	ALTERATION	10,000		100	05/30/2014	ELEMENTS (PARTITIO	05/29/2013			317	15	PERMIT VISIT					
373	11/17/2010	7	REMODEL	25,000		0		VANILLA BOX, INTERI	03/02/2012			317	15	PERMIT VISIT					
308	12/03/2009	7	REMODEL	96,400		0		INTERIOR BAR AREA.	12/07/2010			317	15	PERMIT VISIT					
305	12/02/2009	6	SIGN	155		0		3' X 6' SPOLETOS (TEM	01/19/2010			316	15	PERMIT VISIT					
97	05/08/2009	15	TENT	0		0		TEMPORARY OVER SP											
222	07/14/2008	7	REMODEL	47,600		0		INTERIOR FOR ELEME											
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	323	SHOPCTR	BUS				82,764	SF	2.48	1.4200	E	1.0000		1.00	BG	INT1	1.50	5.28	437,000
Total Card Land Units:			1.90		AC	Parcel Total Land Area:			1.9 AC			Total Land Value:			437,000				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	76		SHOP CTR				
Model	94		COMMERCIAL				
Grade	A-		V GOOD-				
Stories	2.00		2 Story				
Occupancy	7			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	323	SHOPCTR		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			105.14
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2	5		LINO/VINYL				
Heating Fuel	2		GAS	Replace Cost			3,920,725
Heating Type	1		FORCED H/A	AYB			2005
AC Percent	100			EYB			2008
FBM Sqft				Dep Code			VG
Bldg Use	323		SHOPCTR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			6
Full Baths	0			Functional ObsInc			
Half Baths	11			External ObsInc			
Extra Fixtures	10			Cost Trend Factor			1
#Heat Sys	6			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			94
Foundation	6		SLAB	Apprais Val			3,685,500
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	46,280	1.61	1980	A		AV	55	41,000
77	LITE-SIN			L	17	690.00	2006	G		GD	70	10,300
78	LITE-DBL			L	4	920.00	2006	G		GD	70	3,200
83	SIGN			L	10	28.75	1980	A		AV	55	200
83	SIGN			L	10	28.75	1980	A		AV	55	200
84	SIGN-ILU			L	76	40.25	2006	G		GD	70	2,700
84	SIGN-ILU			L	8	40.25	2006	A		GD	70	200
84	SIGN-ILU			L	6	40.25	2006	A		GD	70	200
84	SIGN-ILU			L	11	40.25	2006	A		GD	70	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	4,540		21.03	95,468
FFL	1ST FLOOR	33,006	33,006		105.14	3,470,300
OFP	OPEN PORCH	0	2,364		10.50	24,813
SFL	2ND FLOOR	3,140	3,140		105.14	330,144

[illegible]

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MAP ID:26/ 4/ 0/ /

Bldg Name:

State Use:323

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Card 2 of 2

Print Date:12/26/2014 15:17

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EAST LONGMEADOW CENTER VILLAGE 48 CENTER SQ EAST LONGMEADOW, MA 01028 Additional Owners:										Description		Code		Appraised Value		Assessed Value																							
SUPPLEMENTAL DATA																																							
Other ID:																																							
GIS ID: F_380738_2850710										ASSOC PID#																													
Total		4,199,600		4,199,600																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																									
														Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
														Total:				Total:				Total:																	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																											
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Total Card Land Units:										0.00		AC		Parcel Total Land Area:1.9 AC										Total Land Value:										0					

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Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description														
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						Code	Description			Percentage													
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						COST/MARKET VALUATION																	
						Cost Trend Factor																	
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												No Photo On Record											
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd											Apr Value	
82	FREEZER	EX	Extra Feature	B	96	69.00	2008	G	1	GD	94											7,800	
81	COOLER			B	36	46.00	2008	G	1	GD	94											1,900	
81	COOLER	EX	Extra Feature	B	168	46.00	2008	G	1	GD	94	9,100											
BUILDING SUB-AREA SUMMARY SECTION																							
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value											
Ttl. Gross Liv/Lease Area:				0		0		0				3,920,725											

No Photo On Record