

Property Location: 21 BALDWIN ST

Account #1946

MAP ID:27/ 12/ 21/ /

Bldg Name:

State Use:400

VISION ID: 1910

Account #1946

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 15:40

CURRENT OWNER

WILCOX BALDWIN LLC

21 BALDWIN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

INDUSTR.

400

595,700

595,700

IND LAND

400

143,900

143,900

INDUSTR.

400

25,600

25,600

Total

765,200

765,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

WILCOX BALDWIN LLC

19865/ 101

06/11/2013

U

I

1

1F

FISHER RONALD + DOUGLAS ,

09336/ 0351

12/13/1995

U

I

1

A

RONALD + DOUGLAS FISHER +

08293/ 0427

12/30/1992

U

I

1

A

FISHER CARL F + RUDOLPH J

03286/ 0253

09/11/1967

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

642,300

2013

B

642,300

2012

B

642,300

2014

L

155,500

2013

L

155,500

2012

L

155,500

2014

O

20,300

2013

O

20,300

2012

O

20,300

Total:

818,100

Total:

818,100

Total:

818,100

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

400

IA

NOTES

DUC PAC ADDITION ON 86 GAS UNIT HEAT IN

ADDITION96 ADDITION 78`X78` WITH 5750

SF MEZZ (MFG)

APPROAISED 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

433,000

162,700

25,600

143,900

0

765,200

C

0

765,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

73

04/21/2009

12

REROOF

4,000

0

NVC

285

11/13/1996

MN

Manual Note

207,000

0

ADDITION

116

01/01/1986

MN

Manual Note

0

0

ADD

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

12/04/2009

317

15

PERMIT VISIT

12/04/2009

317

15

PERMIT VISIT

01/20/1998

200

14

INSPECTED

02/10/1997

105

15

PERMIT VISIT

07/17/1992

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

400

FACTORY

IND

82,688

SF

2.48

0.7000

B

1.0000

1.00

IA

1.00

1.00

1.74

143,900

Total Card Land Units:

1.90

AC

Parcel Total Land Area:

1.9 AC

Total Land Value:

143,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	33		INDUST-LT				
Model	96		INDUSTRIAL				
Grade	C		AVERAGE				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	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				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		31.46	
Interior Floor 2	4		CARPET				
Heating Fuel	1		OIL	Replace Cost		849,080	
Heating Type	1		FORCED H/A	AYB		1956	
AC Percent	10			EYB		1980	
FBM Sqft				Dep Code		AV	
Bldg Use	400		FACTORY	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		34	
Full Baths	0			Functional ObsInc		15	
Half Baths	3			External ObsInc			
Extra Fixtures	2			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		51	
Foundation	6		SLAB	Apprais Val		433,000	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	17			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
02	SHED/FR			L	160	7.48	1965	A		AV	60	700
85	PAVING			L	22,000	1.61	1960	A		AV	60	21,300
1A	TRAILERS, ea			L	5	1,200.00	1960	A		AV	60	3,600
65	MEZ-UNF	EX	Extra Feature	B	10,000	17.25	1980	F	1	FR	46	71,400
64	MEZ-FIN			B	5,750	27.60	1980	G	1	GD	46	91,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	26,974	26,974		31.46	848,640
LDK	LOADING DK	0	144		3.06	440

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