

Property Location: 15 BALDWIN ST

MAP ID:27/ 13/ 0/ /

Bldg Name:

State Use:400

Vision ID: 1923

Account #1959

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 15:44

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION						
KCK HOLDING LLC					1 TYPCL						Description		Code		Appraised Value		Assessed Value								
			15 BALDWIN ST									INDUSTR.		400		143,400		143,400							
			EAST LONGMEADOW, MA 01028									IND LAND		400		60,600		60,600							
Additional Owners:			SUPPLEMENTAL DATA								INDUSTR.		400		8,400		8,400								
			Other ID:					Received 4/24/2013																	
			SP Permit					Prior ID																	
			Chapter Land					Owner Occ Y																	
			OC Dates					Final Area 4968																	
			In+Ex FY 2014					Current Ac. .36318																	
			Mailed 4/1/2013																						
			GIS ID: F_379987_2849983					ASSOC PID#																	
													Total		212,400		212,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
KCK HOLDING LLC				16066/ 496			07/20/2006		U	I	350,000		B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
														2014	B	153,800		2013	B	153,800		2012	B	153,800	
														2014	L	65,600		2013	L	65,600		2012	L	65,600	
														2014	O	7,500		2013	O	7,500		2012	O	7,500	
														Total:		226,900		Total:		226,900		Total:		226,900	
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			Tracing			Batch														
0001/A								400			IA														
NOTES																									
														Appraised Bldg. Value (Card)										143,400	
														Appraised XF (B) Value (Bldg)										0	
														Appraised OB (L) Value (Bldg)										8,400	
														Appraised Land Value (Bldg)										60,600	
														Special Land Value										0	
														Total Appraised Parcel Value										212,400	
														Valuation Method:										C	
														Adjustment:										0	
														Net Total Appraised Parcel Value										212,400	
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					
224		09/24/1998		9	ALTERATION		10,300			0			DOG GROOMING BUSI		05/24/2004			303	2	MEASURED					
139		07/01/1991		MN	Manual Note		12,000			0			ALTERATION		05/24/1999			105	15	PERMIT VISIT					
															07/17/1992			107	3	MEAS+INSPCTD					
															04/10/1981			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	400	FACTORY		IND				15,820	SF	5.47	0.7000	B	1.0000	1.00	IA	1.00					1.00		3.83	60,600	
Total Card Land Units:								0.36	AC	Parcel Total Land Area:				0.36 AC	Total Land Value:								60,600		

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	8		BRICK VENR	Code	Description		Percentage		
Exterior Wall 2	21		CONC BLOCK	400	FACTORY		100		
Roof Structure	4		FLAT						
Roof Cover	4		TAR+GRAVEL						
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION					
Interior Wall 2	1		DRYWALL	Adj. Base Rate:			42.46		
Interior Floor 1	12		CONCRETE	Replace Cost			210,917		
Interior Floor 2	4		CARPET	AYB			1960		
Heating Fuel	2		GAS	EYB			1982		
Heating Type	1		FORCED H/A	Dep Code			AG		
AC Percent	100			Remodel Rating					
FBM Sqft				Year Remodeled					
Bldg Use	400		FACTORY	Dep %			32		
Total Rooms	0			Functional Obslnc					
Bedrooms	0			External Obslnc					
Full Baths	0			Cost Trend Factor			1		
Half Baths	2			Condition					
Extra Fixtures	0			% Complete					
#Heat Sys	1			Overall % Cond			68		
Frame	2		STEEL	Apprais Val			143,400		
Bath Style	A		AVERAGE	Dep % Ovr			0		
Foundation	6		SLAB	Dep Ovr Comment					
Partitions	T		TYPICAL	Misc Imp Ovr			0		
Wall Height	12			Misc Imp Ovr Comment					
FBM Quality				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	7,992	1.61	1960	A		AV	60	7,700
87	FENCE-4			L	64	6.90	1990	A		AV	60	300
88	FENCE-6			L	72	9.78	1980	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	4,968	4,968		42.46	210,917	
Ttl. Gross Liv/Lease Area:		4,968	4,968	4,968		210,917	

FFL	138	
36		36
	138	

