

Vision ID: 1934

Account #1970

Bldg #: 1 of 2

Sec #: 1 of

1 Card 1 of 2

Print Date: 12/29/2014 11:31

CURRENT OWNER										TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT															
55 MAPLE ASSOCIATES INC 65 MAPLE ST EAST LONGMEADOW, MA 01028 Additional Owners:										1			TYPCL									Description			Code		Appraised Value		Assessed Value								
																						COMMERC.			322		121,900		121,900								
																						COMM LAND			322		150,700		150,700								
																						COMMERC.			322		4,900		4,900								
										SUPPLEMENTAL DATA										COMMERC.			332		183,700		183,700										
										Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_379991_2849839										Received			Prior ID			Owner Occ			Final Area 10948			Current Ac. .65505					
																				ASSOC PID#																	
RECORD OF OWNERSHIP										BK-VOL/PAGE			SALE DATE			q/u	v/i	SALE PRICE			V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
55 MAPLE ASSOCIATES INC BOUCHER LORRAINE C, BOUCHER ERNEST J										18912/ 282			09/13/2011			U	I	490,000			B	Yr.			Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
										08343/ 0348			02/24/1993			U	I	1			F	2014			B	295,700		2013	B	295,700		2012	B	289,200			
										05043/ 0143			12/16/1980			U	I	0				2014			L	143,900		2013	L	143,900		2012	L	143,900			
																						2014			O	14,200		2013	O	14,200		2012	O	13,600			
																		Total:				453,800		Total:	453,800		Total:	446,700									
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 Bldg. Value (Card) 121,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 4,900 Appraised Land Value (Bldg) 150,700 Special Land Value 0 Total Appraised Parcel Value 470,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 470,700																											
NBHD/ SUB			NBHD Name			Street Index Name			Tracing											Batch																	
0001/A									322											BG																	
NOTES																																					
PEST CONTROL, HOLDEN ASSOCIATES. ELECTRIC HEAT AC=WALL UNITS																																					
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																
70		04/01/2011		6	SIGN			500			0			6X8 FREE STANDING		06/22/2012			317	15	PERMIT VISIT																
206		07/24/2004		9	ALTERATION			40,000			0			SPRAY ROOM		03/02/2012			317	15	PERMIT VISIT																
336		12/11/2002		6	SIGN			2,000			0					09/24/2010			311	3	MEAS+INSPECT																
																12/29/2004			311	15	PERMIT VISIT																
																05/28/2003			200	15	PERMIT VISIT																
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	322	DISC ST			IND				28,534	SF	3.72	1.4200	E	1.0000	1.00	BG	1.00				1.00	5.28	150,700														
Total Card Land Units:										0.66	AC	Parcel Total Land Area:			0.66	AC	Total Land Value:										150,700										

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 Story				
Occupancy	3			MIXED USE			
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2				322	DISC ST		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		58.16	
Interior Floor 2				Replace Cost		217,762	
Heating Fuel	2		GAS	AYB		1950	
Heating Type	1		FORCED H/A	EYB		1970	
AC Percent	100			Dep Code		AV	
FBM Sqft				Remodel Rating			
Bldg Use	322		DISC ST	Year Remodeled			
Total Rooms	0			Dep %		44	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	4			Cost Trend Fncr		1	
Extra Fixtures	2			Condition			
#Heat Sys	3			% Complete			
Frame	1		WOOD	Overall % Cond		56	
Bath Style	A		AVERAGE	Apprais Val		121,900	
Foundation	1		CONCRETE	Dep % Ovr		0	
Partitions	A		ABV AVG	Dep Ovr Comment			
Wall Height	12			Misc Imp Ovr		0	
FBM Quality				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	5,484	1.61	1950	A		FR	40	3,500
84	SIGN-ILU			L	48	40.25	2012	A		GD	70	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,744	3,744		58.16	217,762	
Ttl. Gross Liv/Lease Area:		3,744	3,744	3,744		217,762	



Property Location: 71 MAPLE ST

Vision ID: 1934

Account #1970

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

MAP ID:27/ 14/ 33/ /

Bldg Name:

State Use:322

Print Date:12/29/2014 11:31

CURRENT OWNER

55 MAPLE ASSOCIATES INC

65 MAPLE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY 2015
Mailed 3/17/2014
GIS ID: F_379991_2849839

Received
Prior ID
Owner Occ
Final Area 10948
Current Ac. .65505
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

322

121,900

121,900

COMM LAND

322

150,700

150,700

COMMERC.

322

4,900

4,900

COMMERC.

332

183,700

183,700

COMMERC.

332

9,500

9,500

Total

470,700

470,700

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

55 MAPLE ASSOCIATES INC

18912/ 282

09/13/2011

U

I

490,000

B

BOUCHER LORRAINE C,

08343/ 0348

02/24/1993

U

I

1

F

BOUCHER ERNEST J

05043/ 0143

12/16/1980

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

295,700

2013

B

295,700

2012

B

289,200

2014

L

143,900

2013

L

143,900

2012

L

143,900

2014

O

14,200

2013

O

14,200

2012

O

13,600

Total:

453,800

Total:

453,800

Total:

446,700

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

322

BG

NOTES

PEST CONTROL HOLDEN ASSOCIATES.

LINDBERGELECTRIC HEAT ALSO

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

183,700

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

9,500

Appraised Land Value (Bldg)

0

Special Land Value

0

Total Appraised Parcel Value

470,700

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

470,700

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/22/2012

317

15

PERMIT VISIT

03/02/2012

317

15

PERMIT VISIT

09/24/2010

311

3

MEAS+INSPCTD

12/29/2004

311

15

PERMIT VISIT

05/28/2003

200

15

PERMIT VISIT

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

2

332

AUTOREP

IND

0 SF

0.00

1.4200

E

1.0000

1.00

BG

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

0.66 AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	39		REPAIR GAR				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 Story				
Occupancy	2			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	2		CLAPBOARD	332	AUTOREP		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:		45.53	
Interior Floor 1	12		CONCRETE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost		327,997	
Heating Type	7		UNIT HTRS	AYB		1947	
AC Percent	0			EYB		1970	
FBM Sqft				Dep Code		FR	
Bldg Use	332		AUTOREP	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		44	
Full Baths	0			Functional Obslnc			
Half Baths	3			External Obslnc			
Extra Fixtures	0			Cost Trend Factor			
#Heat Sys	3			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		56	
Foundation	6		SLAB	Apprais Val		183,700	
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	12,252	1.61	1960	A		FR	40	7,900
02	SHED/FR			L	240	7.48	1960	A		FR	40	700
88	FENCE-6			L	220	9.78	1960	A		FR	40	900
ELE	ELECTRIC	6	NONE	B	1	1.00	1970	A	1	AV	0	0
INS	INSULATION	1	NONE	B	1	1.00	1970	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	7,204	7,204		45.53	327,997	
Ttl. Gross Liv/Lease Area:		7,204	7,204	7,204		327,997	

