

Property Location: 55 MAPLE ST
Vision ID: 1946

Account #1982

MAP ID:27/ 15/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:325

Print Date:12/26/2014 15:50

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION							
55 MAPLE ASSOCIATES INC 65 MAPLE ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value									
											COMMERC.		325		550,800		550,800									
											COMM LAND		325		142,800		142,800									
											COMMERC.		325		19,800		19,800									
SUPPLEMENTAL DATA																										
Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_380192_2849942														Received Prior ID Owner Occ N Final Area 6816 Current Ac. .573 ASSOC PID#												
Total														713,400		713,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
55 MAPLE ASSOCIATES INC BOUCHER MICHAEL D + PETER				09989/ 0051 05752/ 0554		09/08/1997 01/29/1985		U	V	1	A	Yr.		Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
												2014		B	528,100		2013		B	547,400		2012		B	546,300	
												2014		L	136,400		2013		L	136,400		2012		L	136,400	
												2014		O	20,200		2013		O	20,400		2012		O	20,600	
												Total:		684,700		Total:		704,200		Total:		703,300				
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										325				BG												
NOTES																										
DUNKIN DONUT, CRUISE STORE , WEST SIDE ANGLED, SF IS EXACT. FRAME CORNER, GOLDEN CHINA. 2013 BP TO REMODEL DD NVC																										
Net Total Appraised Parcel Value														713,400												
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				
201300463		02/21/2013		7	REMODEL		71,000		05/30/2014		100	05/30/2014		INTERIOR NVC		05/30/2014				317	15	PERMIT VISIT				
201300425		02/15/2013		6	SIGN		1,200		05/30/2014		100	05/30/2014		REPLACE EXISTING		05/24/2013				105	14	INSPECTED				
396		12/01/2006		6	SIGN		0				0			MEMORY LANE LAMP		05/24/2013				AO						
54		03/24/2005		6	SIGN		1,200				0			JACK CHEN (NVC)		02/01/2007				311	15	PERMIT VISIT				
80		05/16/2003		8	RENOVATION		23,500				0			OC 6/19/2003		01/05/2006				311	15	PERMIT VISIT				
132		06/23/1998		6	SIGN		500				0															
110		06/05/1998		9	ALTERATION		11,500				0															
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	325	STORE			BUS				24,960	SF	4.03	1.4200	E	1.0000	1.00	BG	1.00					1.00	5.72	142,800		
Total Card Land Units:					0.57		AC	Parcel Total Land Area:					0.57 AC					Total Land Value:					142,800			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	B+		GOOD (+)				
Stories	1.00		1 Story				
Occupancy	4			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		83.78	
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS	Replace Cost			
Heating Type	1		FORCED H/A	AYB	573,059		
AC Percent	100			EYB	1997		
FBM Sqft				Dep Code	2009		
Bldg Use	325		STORE		VG		
Total Rooms	0			Remodel Rating			
Bedrooms	0			Year Remodeled			
Full Baths	0			Dep %	5		
Half Baths	4			Functional Obslnc			
Extra Fixtures	2			External Obslnc			
#Heat Sys	4			Cost Trend Factor	1		
Frame	2		STEEL	Condition			
Bath Style	G		GOOD	% Complete			
Foundation	6		SLAB	Overall % Cond	95		
Partitions	T		TYPICAL	Apprais Val	544,400		
Wall Height	12			Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
				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	17,000	1.61	1997	A		GD	70	19,200
77	LITE-SIN			L	1	690.00	1997	G		GD	70	600
81	COOLER	EX	Extra Feature	B	36	46.00	2009	G	1	GD	95	2,000
82	FREEZER			B	54	69.00	2009	G	1	GD	95	4,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	6,816	6,816		83.78	571,049	
PAT	PATIO	0	485		4.15	2,011	
Ttl. Gross Liv/Lease Area:		6,816	7,301	6,840		573,059	

