

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																							
EAST MEADOWS REALTY LLC 60 SHAKER RD EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value																	
																COMMERC.		323		1,393,400		1,393,400																					
																COMM LAND		323		194,000		194,000																					
																COMMERC.		323		25,300		25,300																					
SUPPLEMENTAL DATA																VISION																											
Other ID:								Received 5/27/2014																																			
SP Permit								Prior ID																																			
Chapter Land								Owner Occ Y																																			
OC Dates								Final Area 23156																																			
In+Ex FY 2015								Current Ac. 1.09989																																			
Mailed 3/17/2014																																											
GIS ID: F_380894_2849395								ASSOC PID#																																			
RECORD OF OWNERSHIP																PREVIOUS ASSESSMENTS (HISTORY)																											
EAST MEADOWS REALTY LLC GRAZIANO STEVEN,				12219/ 476 05969/ 0315				03/20/2002 12/19/1985				U I U I				100 315,000				F				Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value			
																								2014		B		1,340,000		2013		B		1,367,000		2012		B		1,370,400			
																								2014		L		184,600		2013		L		184,600		2012		L		184,600			
																								2014		O		20,100		2013		O		20,600		2012		O		20,900			
																								Total:				1,544,700		Total:				1,572,200		Total:				1,575,900			
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																APPRAISED VALUE SUMMARY																											
NBHD/ SUB				NBHD Name				Street Index Name				Tracing												Batch																			
0001/A												323												BG																			
NOTES																																											
EAST MEADOW SHOPS REAR ANGLED NC ADD																Net Total Appraised Parcel Value 1,612,700																											
1224 SF FFL 1-97 FFL ANGLED-SAYEGH																																											
JWLRS-HOUSE OF FLOWERS-NADIMS-SHEAR																																											
INTERGITY-VINCENTS BARBER SHOP-2FLR																																											
EXECUTIVE SUITES, SHELBURNE FALLS																Valuation Method:																											
COFFEE ROASTER																																											
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													
201302487		08/20/2013		6		SIGN				75		04/25/2014		100		04/25/2014		COFFEE ROASTER TEN		04/25/2014						317		15		PERMIT VISIT													
148		05/18/2005		9		ALTERATION				500				0				OC 6/29/2005		06/10/2013						317		15		PERMIT VISIT													
37		02/16/2005		7		REMODEL				3,300				0						01/06/2006						311		15		PERMIT VISIT													
295		10/11/2002		9		ALTERATION				40,000				0				INT ALT TO EXSTG RE		01/06/2006						311		15		PERMIT VISIT													
109		04/28/2002		9		ALTERATION				5,000				0				BLD WALLS FOR OFFI		05/28/2003						200		14		INSPECTED													
50		04/14/1999		7		REMODEL				9,800				0				INSTALL NEW FLOATI																									
234		09/17/1996		MN		Manual Note				2,500				0				ALTER																									
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								47,911		SF		2.85		1.4200		E		1.0000		1.00		BG		1.00						1.00		4.05		194,000	
Total Card Land Units:																1.10		AC		Parcel Total Land Area:				1.1 AC		Total Land Value:								194,000									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	2.00		2 Story				
Occupancy	11			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:		65.46	
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS	Replace Cost			1,518,010
Heating Type	1		FORCED H/A	AYB			1980
AC Percent	100			EYB			2001
FBM Sqft				Dep Code			VG
Bldg Use	323		SHOPCTR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			13
Full Baths	0			Functional Obslnc			
Half Baths	4			External Obslnc			
Extra Fixtures	8			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1			% Complete			
Bath Style	A		WOOD	Overall % Cond			87
Foundation	6		AVERAGE	Apprais Val			1,320,700
Partitions	T		SLAB	Dep % Ovr			0
Wall Height	12		TYPICAL	Dep Ovr Comment			0
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	EX	Extra Feature	L	25,000	1.61	1975	A		AV	55	22,100
84	SIGN-ILU			L	70	40.25	1988	G		GD	70	2,500
77	LITE-SIN			L	1	690.00	1958	A		AV	55	400
84	SIGN-ILU			L	20	40.25	1958	A		FR	40	300
81	COOLER			B	64	46.00	2001	A	1	GD	87	2,600
82	FREEZER			B	64	69.00	2001	G	1	GD	87	4,800
61	ELEV-COMME			B	1	75,000.00	2001		1		100	65,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	16,016	16,016		65.46	1,048,447	
PAT	PATIO	0	668		3.23	2,160	
SFL	2ND FLOOR	7,140	7,140		65.46	467,402	
Ttl. Gross Liv/Lease Area:		23,156	23,824	23,189		1,518,010	

