

Property Location: 21-23 NORTH MAIN ST
Vision ID: 2005

Account #2042

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:325
Print Date:12/26/2014 16:04

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
ROMITO JOHN W ROMITO ROSEMARIE P 64 KIBBE RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						COMMERC.	325	467,600	467,600		
						COMM LAND	325	268,900	268,900		
						COMMERC.	325	71,500	71,500		
SUPPLEMENTAL DATA						Total				808,000	808,000
Other ID:			Received 5/6/2014								
SP Permit			Prior ID								
Chapter Land			Owner Occ Y								
OC Dates			Final Area 5334								
In+Ex FY 2015			Current Ac. .94667								
Mailed 3/17/2014			ASSOC PID#								
GIS ID: F_381068_2850700											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ROMITO JOHN W BAYBANK VALLEY TR C/O BKBOSTON,		11135/ 022 03249/ 0072	03/24/2000 03/31/1967	U	I	485,000 0	G	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	482,400	2013	B	490,000	2012	B	488,600
								2014	L	255,900	2013	L	255,900	2012	L	255,900
								2014	O	57,900	2013	O	58,200	2012	O	58,800
								Total:			796,200	Total:	804,100	Total:	803,300	

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									
ROMITOS CINGULAR WIRELESS & IRINAS ALT. FLEET= ATM ONLY BLDG & SIGNS COMPLETE SKETCH FOOTBALL SHOULD BE INSIDE FFL.ENTRANCE									

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			
22	02/06/2007	6	SIGN	1,000		0		3' X 8' WALL (REFLEC	01/11/2008			317	15	PERMIT VISIT			
400	12/04/2006	6	SIGN	1,000		0		REFLECTIONS NVC	02/01/2007			311	15	PERMIT VISIT			
17	01/14/2005	6	SIGN	500		0		IRINA - NVC	01/05/2006			311	15	PERMIT VISIT			
395	12/21/2004	6	SIGN	2,000		0		1' X 12' WALL	01/20/2005			311	15	PERMIT VISIT			
299	11/01/2001	6	SIGN	6,000		0			03/21/2002			105	14	INSPECTED			
11	01/10/2001	6	SIGN	600		0											
10	01/10/2001	6	SIGN	450		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				41,237	SF	3.06	1.4200	E	1.0000		1.00	BG	1.00		INT1	1.50	6.52	268,900	
Total Card Land Units:			0.95		AC		Parcel Total Land Area:			0.95 AC			Total Land Value:								268,900	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	B+		GOOD (+)				
Stories	1.00		1 Story				
Occupancy	3			MIXED USE			
Exterior Wall 1	16		STONE VENR	Code	Description		Percentage
Exterior Wall 2	23		GLASS	325	STORE		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		78.99	
Interior Floor 1	4		CARPET				
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A	Replace Cost		472,649	
AC Percent	100			AYB		1967	
FBM Sqft				EYB		2004	
Bldg Use	325		STORE	Dep Code		VG	
Total Rooms	0			Remodel Rating			
Bedrooms	0			Year Remodeled			
Full Baths	0			Dep %		10	
Half Baths	4			Functional ObsInc			
Extra Fixtures	2			External ObsInc			
#Heat Sys	1			Cost Trend Factor		1	
Frame	2		STEEL	Condition			
Bath Style	A		AVERAGE	% Complete			
Foundation	1		CONCRETE	Overall % Cond		90	
Partitions	T		TYPICAL	Apprais Val		425,400	
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	30,000	1.61	1975	G		GD	70	42,300
84	SIGN-ILU			L	50	40.25	2001	G		GD	70	1,800
66	CANOPY			L	760	40.25	1967	G		GD	70	26,800
77	LITE-SIN			L	1	690.00	2000	G		GD	70	600
60	A-T-M			B	1	28,750.00	2004	G	1	GD	85	30,500
81	COOLER	EX	Extra Feature	B	240	46.00	2004	G	1	GD	85	11,700

BUILDING SUB-AREA SUMMARY SECTION						
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
FFL	1ST FLOOR	5,333	5,333		78.99	421,230
LLV	LOWR LEVEL	0	2,602		19.76	51,420
Ttl. Gross Liv/Lease Area:		5,333	7,935	5,984		472,649

