

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA 			
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 Story				
Occupancy	1						
Exterior Wall 1	6		STUCCO				
Exterior Wall 2							
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2							
Heating Fuel	1		OIL				
Heating Type	5		STEAM				
AC Percent	50						
FBM Sqft							
Bldg Use	325		STORE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	1						
Extra Fixtures	0						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

MIXED USE

Code	Description	Percentage
325	STORE	100

COST/MARKET VALUATION

Adj. Base Rate:	70.27
Replace Cost	167,025
AYB	1950
EYB	1979
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	65
Apprais Val	108,600
Dep % Ovr	0
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	4,680	1.61	1955	A		AV	55	4,100
57	DRIVE-UP			B	1	17,250.00	1979	A	1	AV	65	11,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	438		14.12	6,184
FFL	1ST FLOOR	2,289	2,289		70.27	160,841
Ttl. Gross Liv/Lease Area:		2,289	2,727	2,377		167,025

