

Property Location: 431 NORTH MAIN ST
Vision ID: 227

Account #233

MAP ID:13/ 22/ 0/ /

Bldg #: 1 of 2

Bldg Name:

Sec #: 1 of 1

Card 1 of 4

State Use:324

Print Date:12/29/2014 11:27

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT							
DAMOUR GERALD E + CHARLES + DONALD D AM SHRAIR,DAVID A PO BOX 7840 SPRINGFIELD, MA 01102 Additional Owners:														Description		Code		Appraised Value		Assessed Value	
														COMMERC.		324		8,538,900		8,538,900	
														COMM LAND		324		1,942,300		1,942,300	
														COMMERC.		324		339,300		339,300	
						SUPPLEMENTAL DATA						COMMERC.		341		624,000		624,000			
						Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_377148_2855718						Received 4/25/2014 Prior ID Owner Occ Final Area 124496.00049 Current Ac. 8.445 ASSOC PID#		COMMERC.		341		18,700		18,700	
																Total		11,463,200		11,463,200	

RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		q/u v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)											
DAMOUR GERALD E + CHARLES + DONALD D AM SHRAIR,DAVID A D'AMOUR GERALD E ETALS,						10593/ 372		12/30/1998		U I		1 B		1 B		Yr. Code		Assessed Value		Yr. Code		Assessed Value		Yr. Code		Assessed Value	
						10593/ 369		12/30/1998		U I		2014 B				8,262,600		2013 B		8,524,600		2012 B		8,524,200			
						05007/ 0126		10/06/1980		U I		2014 L				1,854,000		2013 L		1,854,000		2012 L		1,854,000			
												2014 O				315,100		2013 O		317,000		2012 O		320,100			
														Total:		10,431,700		Total:		10,695,600		Total:		10,698,300			

EXEMPTIONS						OTHER ASSESSMENTS											
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.	
Total:																	

ASSESSING NEIGHBORHOOD									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch	
0001/A						324		BG	

NOTES					
BIG Y, HOME GOODS, STAPLES. LEFT SECT TENANTS: BIG Y, STAPLES, & HOME ADDED 1986-7 BP# 376-TOTAL RENO 12/94BP 98 BP INTERIOR RENOVATION NVC PARCEL 12-34-0 15,000 SF ADDED FY2000 ACCORDING TO DEED, ONE PARCEL - BMT IS UNDER THE BIG Y OFFICES PLUS STORAGE,					
FREEZERS MEZZANINE WITH CARD #1 HUGE GENERATOR ON 12 X 24 CONCRETE PAD (CONDITION EXELLENT)					

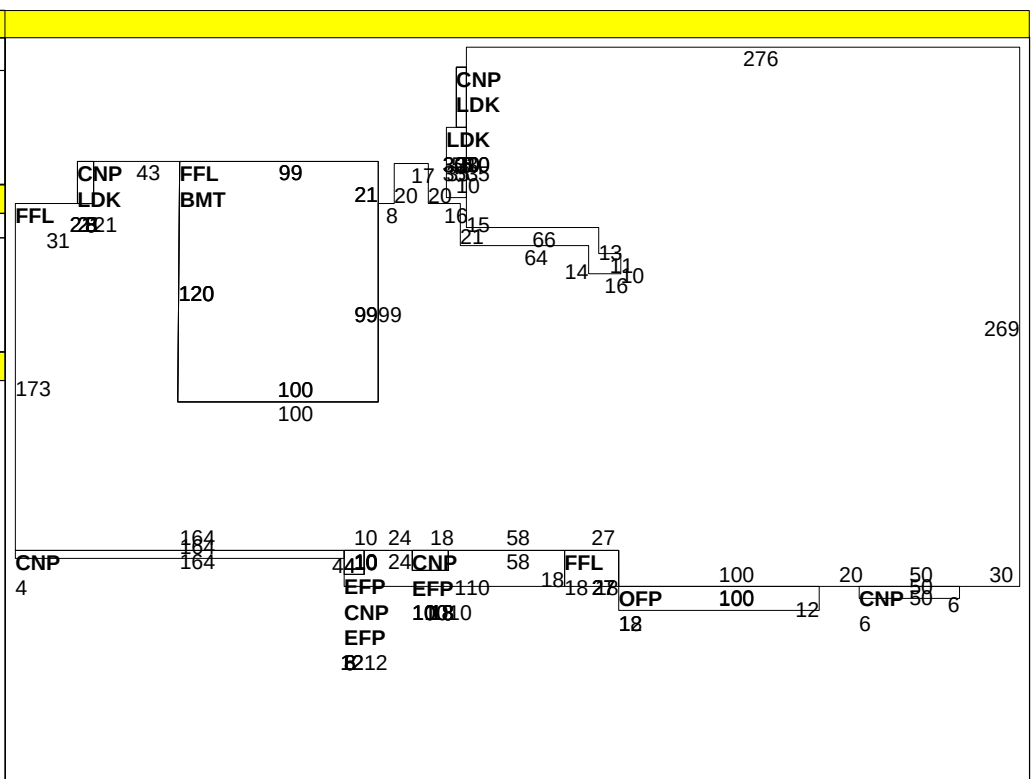
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																			
Permit ID		Issue Date		Type		Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd.		Purpose/Result	
201301887		05/10/2013		8		RENOVATION		42,000		06/07/2013		100		06/07/2013		ADA UPGRADES		06/07/2013						317		15		PERMIT VISIT	
201202944		08/29/2012		GEN		GENERATOR		75,000				0						11/18/2010						317		15		PERMIT VISIT	
186		07/01/2010		9		ALTERATION		73,000				0				HOME GOODS. INTER		11/18/2010						317		15		PERMIT VISIT	
257		07/27/2006		12		REROOF		14,250				0				BANK OF AMERICA NV		12/16/2004						311		15		PERMIT VISIT	
325		10/14/2004		6		SIGN		1,000				0				BANK OF AMERICA		04/29/2004						303		3		MEAS+INSPCTD	
326		10/14/2004		6		SIGN		500				0				BANK OF AMERICA													
324		10/14/2004		6		SIGN		2,500				0				BANK OF AMERICA													

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	324	SUPRMKT				BUS				367,864	SF	2.48	1.4200	E	1.0000	1.00	BG	1.00		INT1	1.50	5.28	1,942,300		
Total Card Land Units:										8.44	AC	Parcel Total Land Area:					8.44 AC	Total Land Value:							1,942,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	95		REG SHOP CTR				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 Story				
Occupancy	3						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft	7164						
Bldg Use	324		SUPRMKT				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	9						
Extra Fixtures	26						
#Heat Sys	3						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality	3						

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	235,301	1.61	1997	G		GD	70	331,500
83	SIGN			L	8	28.75	2004	G		GD	70	200
86	CONC PAV			L	288	2.30	2012	A		AV	55	400
79	LITE-TPL			L	3	1,035.00	1970	A		AV	55	1,700
84	SIGN-ILU			L	52	40.25	2004	G		GD	70	1,800
77	LITE-SIN			L	7	690.00	1970	A		AV	55	2,700
78	LITE-DBL			L	2	920.00	1970	A		AV	55	1,000
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
81	COOLER	EX	Extra Feature	B	400	46.00	1987	A	1	AV	73	13,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	11,940		19.70	235,238	
CNP	CANOPY	0	1,574		4.94	7,782	
EFP	ENCL PORCH	0	1,980		29.55	58,514	
FFL	1ST FLOOR	114,772	114,772		98.51	11,306,018	
LDK	LOADING DK	0	668		9.88	6,600	
OFF	OPEN PORCH	0	1,200		9.85	11,821	
Ttl. Gross Liv/Lease Area:		114,772	132,134	118,020		11,625,968	



Property Location: 431 NORTH MAIN ST										MAP ID:13/ 22/ 0/ /										Bldg Name:										State Use:324																									
Vision ID: 227										Bldg #: 1 of 2										Sec #: 1 of 1										Card 2 of 4										Print Date:12/29/2014 11:27															
CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA VISION																			
DAMOUR GERALD E + CHARLES + DC PO BOX 7840 SPRINGFIELD, MA 01102 Additional Owners:																										Description				Code		Appraised Value														Assessed Value									
SUPPLEMENTAL DATA										Other ID:										ASSOC PID#										Total										11,463,200				11,463,200											
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE				V.C.		PREVIOUS ASSESSMENTS (HISTORY)																											
																												Yr.				Code		Assessed Value				Yr.		Code		Assessed Value				Yr.		Code		Assessed Value					
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																																			
Year		Type		Description				Amount				Code		Description				Number		Amount				Comm. Int.		APPRAISED VALUE SUMMARY																													
																										Appraised Bldg. Value (Card)										8,487,000																			
																										Appraised XF (B) Value (Bldg)										51,900																			
																										Appraised OB (L) Value (Bldg)										339,300																			
																										Appraised Land Value (Bldg)										1,942,300																			
																										Special Land Value										0																			
																										Total Appraised Parcel Value										11,463,200																			
																										Valuation Method:										C																			
																										Adjustment:										0																			
																										Net Total Appraised Parcel Value										11,463,200																			
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																			
LAND LINE VALUATION SECTION																																																							
B #		Use Code		Use Description				Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.				C. Factor		ST. Idx		Adj.		Notes- Adj				Special Pricing				S Adj Fact		Adj. Unit Price		Land Value											
Total Card Land Units:										0.00		AC		Parcel Total Land Area:										8.44 AC										Total Land Value:										0											

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)																	
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description													
						MIXED USE																
						Code	Description			Percentage												
						324	SUPRMKT			100												
						COST/MARKET VALUATION																
						Cost Trend Factor																
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										
81	COOLER	EX	Extra Feature	B	144	46.00	1987	A	1	AV	73	4,800										
GEN	GENERATOR			B	1	0.00	1987	A	1	AV	0	0										
81	COOLER	EX	Extra Feature	B	420	46.00	1987	A	1	AV	73	14,100										
81	COOLER	EX	Extra Feature	B	120	46.00	1987	A	1	AV	73	4,000										
81	COOLER	EX	Extra Feature	B	80	46.00	1987	A	1	AV	73	2,700										
81	COOLER	EX	Extra Feature	B	384	46.00	1987	A	1	AV	73	12,900										
BUILDING SUB-AREA SUMMARY SECTION																						
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value										
Ttl. Gross Liv/Lease Area:				0		0		0				11,625,968										
No Photo On Record																						

No Photo On Record

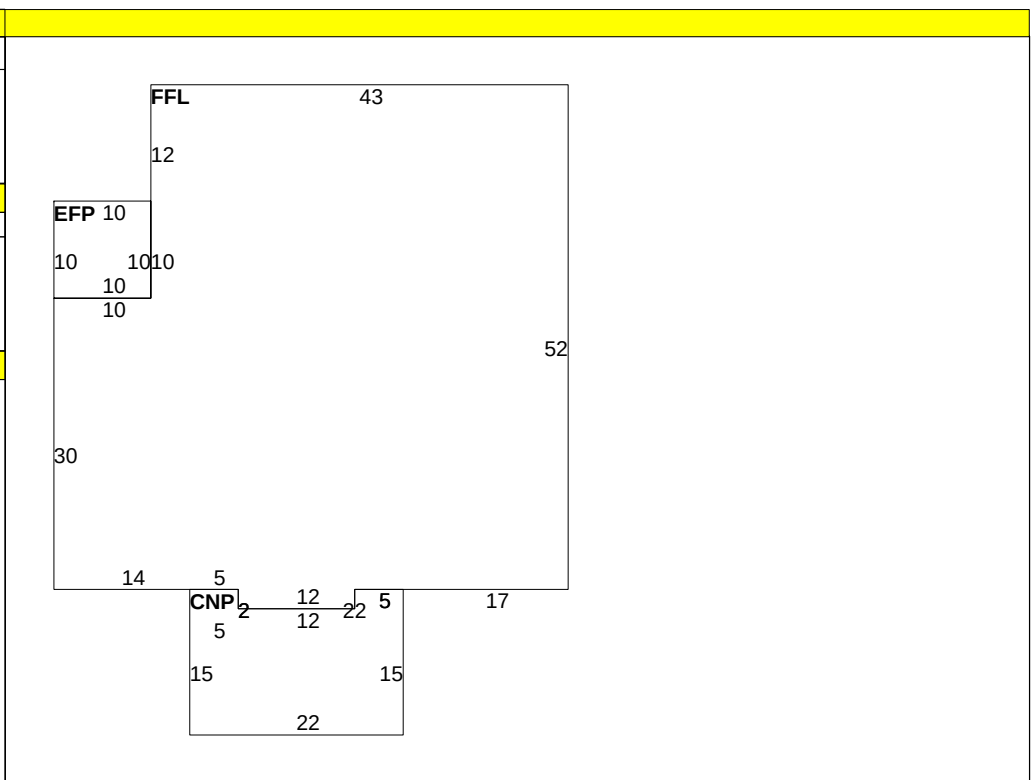
Print Date: 12/29/2014 11:27

VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	45		BANK				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				341	BANK		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:		220.69	
Interior Floor 2				Replace Cost		574,901	
Heating Fuel	3		ELECTRIC	AYB		1982	
Heating Type	1		FORCED H/A	EYB		1991	
AC Percent	100			Dep Code		GD	
FBM Sqft	7164			Remodel Rating			
Bldg Use	341		BANK	Year Remodeled			
Total Rooms	0			Dep %		23	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	2			Cost Trend Factor			
Extra Fixtures	3			Condition			
#Heat Sys	1			% Complete			
Frame	1		WOOD	Overall % Cond		77	
Bath Style	A		AVERAGE	Apprais Val		442,700	
Foundation	6		SLAB	Dep % Ovr		0	
Partitions	T		TYPICAL	Dep Ovr Comment		0	
Wall Height	12			Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment		0	
				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	11,500	1.61	1997	A		GD	70	13,000
79	LITE-TPL			L	2	1,035.00	1982	A		AV	55	1,100
84	SIGN-ILU			L	52	40.25	1997	G		GD	70	1,800
86	CONC PAV			L	1,800	2.30	1982	G		AV	55	2,800
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
82	FREEZER			B	690	69.00	1991	A	1	AV	77	36,700
82	FREEZER			B	96	69.00	1991	A	1	AV	77	5,100
64	MEZ-FIN			B	1,500	27.60	1991	A	1	AV	77	31,900
NDEP	NITE DEP			B	1	3,680.00	1991	A	1	AV	77	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	306		10.82	3,310	
EFP	ENCL PORCH	0	100		66.21	6,621	
FFL	1ST FLOOR	2,560	2,560		220.69	564,970	
Ttl. Gross Liv/Lease Area:		2,560	2,966	2,605		574,901	



Property Location: NORTH MAIN ST

MAP ID:13/ 22/ 0/ /

Bldg Name:

State Use:324

Vision ID: 227

Bldg #: 2 of 2

Sec #: 1 of 1

Card 4 of 4

Print Date:12/29/2014 11:27

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION						
DAMOUR GERALD E + CHARLES + DC PO BOX 7840 SPRINGFIELD, MA 01102 Additional Owners:												Description		Code		Appraised Value		Assessed Value								
SUPPLEMENTAL DATA																										
Other ID:																										
GIS ID: F_377148_2855718										ASSOC PID#																
Total										11,463,200										11,463,200						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
													Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
													Total:				Total:				Total:					
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:												APPRAISED VALUE SUMMARY														
NBHD/ SUB				NBHD Name		Street Index Name		Tracing		Batch																
0001/A								324		BG																
NOTES														Appraised Bldg. Value (Card) 442,700 Appraised XF (B) Value (Bldg) 181,300 Appraised OB (L) Value (Bldg) 18,700 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 11,463,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 11,463,200												
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			
LAND LINE VALUATION SECTION																										
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value		
Total Card Land Units:									0.00		AC	Parcel Total Land Area:8.44 AC				Total Land Value:									0	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																				
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																	
						MIXED USE																				
						Code	Description				Percentage															
						341	BANK				100															
						COST/MARKET VALUATION																				
						Cost Trend Factor																				
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													
57	DRIVE-UP				B	1	17,250.00	1991	G	1	AV	77	16,600													
63	VAULT				B	98	345.00	1991	V	1	AV	77	39,100													
58	D-UP,PNU				B	1	20,700.00	1991	A	1	AV	77	15,900													
60	A-T-M				B	1	28,750.00	1991	V	1	GD	77	33,200													
BUILDING SUB-AREA SUMMARY SECTION																										
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value														
Ttl. Gross Liv/Lease Area:					0		0		0				574,901													

No Photo On Record