

Property Location: 296 NORTH MAIN ST
Vision ID: 253

Account #260

MAP ID:14/ 13A/ E/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:340

Print Date:12/25/2014 23:15

CURRENT OWNER

LAPLANTE RAYMOND E + JAMES E WALSH + C C

PECOUSIC ASSOCIATES PARTNERSHIP

94 MAPLE ST SUITE 1

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Total

Code

340

340

340

606,300

Appraised Value

443,800

150,600

11,900

606,300

Assessed Value

443,800

150,600

11,900

606,300

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

LAPLANTE RAYMOND E + JAMES E WALSH + C C

BK-VOL/PAGE

05747/ 0504

SALE DATE

01/17/1985

q/u

U

v/i

I

SALE PRICE

28,000

V.C.

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

442,100

143,700

12,600

598,400

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

453,100

143,700

12,800

609,600

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

457,000

143,700

13,100

613,800

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Assessed Value

598,400

609,600

613,800

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

340

Batch

BG

NOTES

LAPLANTE ECT , TENANTS: AYSTA
ENVIRONMENTAL CONSULTANTS, VALLEY
PLANNING, INC., R.E. LAPLANTE
CONSTRUCTION

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

443,800

0

11,900

150,600

0

606,300

C

0

606,300

BUILDING PERMIT RECORD

Permit ID

199

219

13

Issue Date

08/01/2001

10/15/1997

01/01/1986

Type

8

6

MN

Description

RENOVATION

SIGN

Manual Note

Amount

10,000

700

0

Insp. Date

% Comp.

0

0

0

Date Comp.

Comments

RENOVATE EXT. OFFI

SIGN

SIGN

Date

05/14/2004

03/01/2002

01/13/1998

07/01/1992

05/02/1985

Type

IS

ID

303

105

200

107

500

Cd.

3

15

15

3

3

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

PERMIT VISIT

MEAS+INSPCTD

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

340

Use Description

OFFICE

Zone

COM

D

Front

Depth

Units

28,421

SF

Unit Price

3.73

I. Factor

1.4200

S.A.

E

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

BG

Adj.

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

Adj. Unit Price

5.30

Land Value

150,600

Total Card Land Units:

0.65

AC

Parcel Total Land Area:

0.65

AC

Total Land Value:

150,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)																					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description																		
Style	71		OFFICE					SFL41 FFL LLV 32 OFF5 181818 5 31 41																	
Model	94		COMMERCIAL																						
Grade	B		GOOD																						
Stories	3.00		3 Story																						
Occupancy	3			MIXED USE																					
Exterior Wall 1	8		BRICK VENR	Code	Description															Percentage					
Exterior Wall 2				340	OFFICE															100					
Roof Structure	2		HIP																						
Roof Cover	1		ASPHALT SH																						
Interior Wall 1	1		DRYWALL																						
Interior Wall 2				COST/MARKET VALUATION																					
Interior Floor 1	4		CARPET	Adj. Base Rate:			75.09																		
Interior Floor 2	6		CERAMIC TL							81															
Heating Fuel	3		ELECTRIC	Replace Cost			561,726																		
Heating Type	1		FORCED H/A	AYB			1984																		
AC Percent	100			EYB			1993																		
FBM Sqft	3321			Dep Code			GD																		
Bldg Use	340		OFFICE	Remodel Rating																					
Total Rooms	0			Year Remodeled																					
Bedrooms	0			Dep %			21																		
Full Baths	0			Functional Obslnc																					
Half Baths	6			External Obslnc																					
Extra Fixtures	1			Cost Trend Factor			1																		
#Heat Sys	1			Condition																					
Frame	1		WOOD	% Complete																					
Bath Style	A		AVERAGE	Overall % Cond			79																		
Foundation	6		SLAB	Apprais Val			443,800																		
Partitions	T		TYPICAL	Dep % Ovr			0																		
Wall Height	12			Dep Ovr Comment																					
FBM Quality	3			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	12,000	1.61	1985	A		AV	55	10,600													
84	SIGN-ILU			L	36	40.25	1997	G		GD	70	1,300													
BUILDING SUB-AREA SUMMARY SECTION																									
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value															
FFL	1ST FLOOR	3,321		3,321				75.09		249,364															
LLV	LOWR LEVEL	0		3,321				18.77		62,322															
OFF	OPEN PORCH	0		90				7.51		676															
SFL	2ND FLOOR	3,321		3,321				75.09		249,364															
Ttl. Gross Liv/Lease Area:				6,642		10,053		7,481		561,726															



