

Property Location: 175 BENTON DR
Vision ID: 5655

Account #5736

MAP ID:8/ 7/ 16C/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:401

Print Date:12/29/2014 00:14

CURRENT OWNER

TROON REALTY LLC

PO BOX 366

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

INDUSTR.

401

707,800

707,800

IND LAND

401

198,500

198,500

INDUSTR.

401

28,400

28,400

Total

934,700

934,700

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

TROON REALTY LLC

16678/ 109

05/11/2007

U

I

1,075,000

BAKER DAVID R +,

06251/ 257

10/08/1986

U

V

69,277

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

784,100

2013

B

643,800

2012

B

651,200

2014

L

221,200

2013

L

221,200

2012

L

221,200

2014

O

26,100

2013

O

26,500

2012

O

30,300

Total:

1,031,400

Total:

891,500

Total:

902,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

401

GG

NOTES

FY 14 ADDITION= 6000SF. PIP PRINTING

STE 100, DANCE ACADEMY STE 300, HUNTER

DEVELOPMENT STE 200 & ADDITION STE 500

AND PHYSICAL TRAINING STE 400 - FITNESS

TRAINING-MARXX ENTERTAINMENT

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201203523

12/03/2012

4

ADDITION

65,000

0

OC 3/15/2013 5000 SF

81

04/02/2008

6

SIGN

25

0

PIP

45

02/19/2008

6

SIGN

4,000

0

PIP PRINTING

377

11/25/2007

7

REMODEL

20,000

0

OC 3/7/2008 INTERIOR

359

11/15/2007

7

REMODEL

20,000

0

OC 3/7/2008 INTERIOR

361

11/15/2007

7

REMODEL

20,000

0

OC 3/7/2008 INTERIOR

343

11/02/2007

7

REMODEL

20,000

0

INTERIOR DANCE STU

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/04/2014

317

15

PERMIT VISIT

03/29/2013

317

15

PERMIT VISIT

03/14/2013

400

25

OC VISIT

12/11/2008

317

15

PERMIT VISIT

12/26/2007

317

15

PERMIT VISIT

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

401

IND WHS

INDG

53,000

SF

2.74

0.7000

B

1.0000

1.00

GG

1.00

1.00

1.92

101,800

1

401

IND WHS

INDG

1.86

AC

52,000.00

1.0000

0

1.0000

1.00

GG

1.00

52,000.00

96,700

Total Card Land Units:

3.08

AC

Parcel Total Land Area:

3.08

AC

Total Land Value:

198,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	96		INDUSTRIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 Story				
Occupancy	4			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	401	IND WHS		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	6		AVERAGE	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:		33.47	
Interior Floor 1	12		CONCRETE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost		908,239	
Heating Type	7		UNIT HTRS	AYB		1988	
AC Percent	10			EYB		1991	
FBM Sqft				Dep Code		AV	
Bldg Use	401		IND WHS	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		23	
Full Baths	0			Functional Obslnc			
Half Baths	9			External Obslnc			
Extra Fixtures	4			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		77	
Foundation	6		SLAB	Apprais Val		699,300	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	12			Dep Ovr Comment			
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			L	28,000	1.61	1988	A		AV	60	27,000
83	SIGN			L	36	28.75	2008	F		AV	60	600
83	SIGN			L	38	28.75	2008	F		AV	60	600
83	SIGN			L	8	28.75	2008	A		GD	70	200
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	3	3,680.00	1991	A	1	AV	77	8,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
EFP	ENCL PORCH	0	64		9.94	636	
FFL	1ST FLOOR	27,120	27,120		33.47	907,603	
Ttl. Gross Liv/Lease Area:		27,120	27,184	27,139		908,239	

