

Print Date: 12/29/2014 07:45

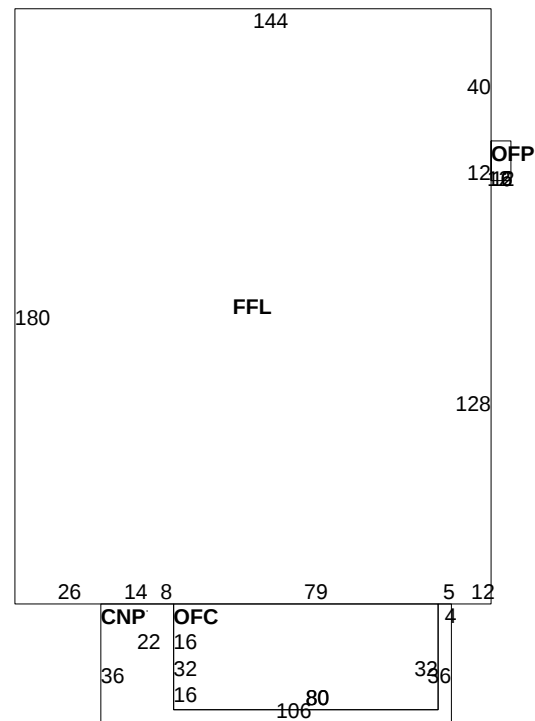
CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT													
INDUSTRIAL DRIVE ASSOCIATES LLC 200 NORTH MAIN ST-SUITE 204 EAST LONGMEADOW, MA 01028 Additional Owners:																				Description		Code		Appraised Value		Assessed Value					
																						COMMERC.		352		2,510,700		2,510,700			
																						COMM LAND		352		296,000		296,000			
																						COMMERC.		352		37,800		37,800			
SUPPLEMENTAL DATA										VISION																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2014 Mailed 4/1/2013 GIS ID: F_376282_2843563						Received Prior ID Owner Occ Y Final Area 28608 Current Ac. 4.95998																									
						ASSOC PID#																									
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
INDUSTRIAL DRIVE ASSOCIATES LLC WB REAL ESTATE HOLDINGS LLC,C/O WESTFIEL MICHAEL JR REALTY LLC, MOREHARDT ROBERT C SR +,										19716/ 186		03/06/2013		U	I	1,025,000		10	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
										18757/ 568		05/02/2011		U	I	100		B	2014	B	996,900		2013	B	1,017,800		2012	B	1,022,300		
										17773/ 562		05/04/2009		U	I	100		B	2014	L	332,500		2013	L	332,500		2012	L	332,500		
										06276/ 471		10/31/1986		U	V	111,600			2014	O	34,100		2013	O	34,700		2012	O	35,200		
																		Total:	1,363,500		Total:	1,385,000		Total:	1,390,000						
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												
Total:																			Appraised Bldg. Value (Card)										2,451,100		
ASSESSING NEIGHBORHOOD																				Appraised XF (B) Value (Bldg)										59,600	
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch				Appraised OB (L) Value (Bldg)										37,800			
0001/A										400				GG				Appraised Land Value (Bldg)										296,000			
NOTES																				Special Land Value										0	
ARBORS KIDS FULLY OCCUPIED 4/2014																				Total Appraised Parcel Value										2,844,500	
DANCE STUDIO/SOCCOR FIELD/GYMNASIUM																				Valuation Method:										C	
CAFITIERIA																				Adjustment:										0	
																				Net Total Appraised Parcel Value										2,844,500	
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									
201402424		09/03/2014		GEN	GENERATOR			22,000			0					04/04/2014				317	15	PERMIT VISIT									
201402399		09/02/2014		12	REROOF			120,400			0					08/23/2013				317	14	INSPECTED									
201301721		06/20/2013		6	SIGN			7,000		04/04/2014	100	04/04/2014		5 SIGNS TOTAL		05/17/2013				105	15	PERMIT VISIT									
201300494		02/22/2013		7	REMODEL			440,000		04/04/2014	100	04/04/2014		OC 8/9/2013 FULL INT		05/11/2004				303	3	MEAS+INSPCTD									
																05/12/1988				100	3	MEAS+INSPCTD									
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	352	DAYCARE			INDG				70,000		2.48	0.7000	B	1.0000	1.00	GG	1.00					1.00	1.74	121,800							
1	352	DAYCARE			INDG				3.35		52,000.00	1.0000	0	1.0000	1.00	GG	1.00					1.00	52,000.00	174,200							
Total Card Land Units:										4.96 AC		Parcel Total Land Area:				4.96 AC				Total Land Value:										296,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	58		SCHOOL				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	22		STEEL	352	DAYCARE		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:			95.39
Interior Floor 1	14		ASPHL TILE	Replace Cost			2,723,427
Interior Floor 2	4		CARPET	AYB			1987
Heating Fuel	2		GAS	EYB			2004
Heating Type	1		FORCED H/A	Dep Code			VG
AC Percent	100			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	352		DAYCARE	Dep %			10
Total Rooms	0			Functional ObsInc			
Bedrooms	0			External ObsInc			
Full Baths	2			Cost Trend Factor			1
Half Baths	5			Condition			
Extra Fixtures	10			% Complete			
#Heat Sys	1			Overall % Cond			90
Frame	2		STEEL	Apprais Val			2,451,100
Bath Style	G		GOOD	Dep % Ovr			0
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr			0
Wall Height	12			Misc Imp Ovr Comment			
FBM Quality				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	1987	A		AV	55	26,600
78	LITE-DBL			L	3	920.00	1987	A		AV	55	1,500
87	FENCE-4			L	800	6.90	2013	G		GD	70	4,800
88	FENCE-6			L	180	9.78	2013	G		GD	70	1,500
28	B-BALL C			L	1	0.00	2013	E		EX	90	3,200
83	SIGN			L	8	28.75	2013	A		GD	70	200
29	CRANE GR			B	20	23.00	2004	A	1	AV	90	400
65	MEZ-UNF	EX	Extra Feature	B	2,000	17.25	2004	A	1	AV	90	31,100
91	LOAD LEV	EX	Extra Feature	B	1	3,680.00	2004	A	1	AV	90	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	1,256		4.78	6,010
FFL	1ST FLOOR	25,920	25,920		95.39	2,472,548
OFC	OFFICE	2,560	2,560		95.39	244,202
OPF	OPEN PORCH	0	72		9.27	668

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																					Total:				Total:				Total:						
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																				Valuation Method:				C											
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CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)																			
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					Code	Description			Percentage															
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					COST/MARKET VALUATION																			
					Cost Trend Factor																			
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Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value												
64	MEZ-FIN			B	1,000	27.60	2004	A	1	AV	90	24,800												
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				2,723,427													

No Photo On Record