

Property Location: 41 BENTON DR
Vision ID: 5988

Account #6071

MAP ID:9/ 9/ 13/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:400

Print Date:12/29/2014 07:47

CURRENT OWNER

MCGILL REALTY MANAGEMENT CO

38 STONEGATE CR

WILBRAHAM, MA 01095

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY 2014
Mailed 4/1/2013
GIS ID: F_375712_2842713

Received 4/23/2013
Prior ID
Owner Occ Y
Final Area 25850
Current Ac. 2.48
ASSOC PID#

CURRENT ASSESSMENT

Description

INDUSTR.

IND LAND

INDUSTR.

400

400

400

633,200

167,900

19,200

633,200

167,900

19,200

Total

820,300

820,300

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

MCGILL REALTY MANAGEMENT COMPANY LLC

MCGILL HARRY C,

MCGILL HARRY A + DOROTHY

BK-VOL/PAGE

11019/ 284

09453/ 0449

04957/ 0083

SALE DATE

11/30/1999

04/18/1996

06/23/1980

q/u

U

U

U

v/i

I

I

I

SALE PRICE

1

250,000

0

V.C.

B

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

679,800

185,600

20,000

885,400

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

682,900

185,600

20,200

888,700

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

686,100

185,600

20,500

892,200

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

400

Batch

GG

NOTES

MCGILL HOSE + COUPLING

APPRAISED 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

627,400

5,800

19,200

167,900

0

820,300

C

0

820,300

BUILDING PERMIT RECORD

Permit ID

201303222

19

Issue Date

12/30/2013

02/28/1996

Type

GEN

MN

Description

GENERATOR

Manual Note

Amount

15,000

473,105

Insp. Date

04/22/2014

% Comp.

100

0

Date Comp.

04/22/2014

Comments

ADDITION

VISIT/ CHANGE HISTORY

Date

04/22/2014

05/07/2004

12/12/1996

01/09/1981

Type

IS

ID

105

303

200

500

Cd.

15

3

3

3

Purpose/Result

PERMIT VISIT

MEAS+INSPCTD

MEAS+INSPCTD

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

1

Use Code

400

400

Use Description

FACTORY

FACTORY

Zone

INDG

INDG

D

Front

Depth

Units

40,000

1.56

SF

AC

Unit Price

3.10

52,000.00

I. Factor

0.7000

1.0000

S.A.

B

0

Acre Disc

1.0000

1.0000

C. Factor

1.00

1.00

ST. Idx

GG

GG

Adj.

1.00

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

1.00

Adj. Unit Price

2.17

52,000.00

Land Value

86,800

81,100

Total Card Land Units:

2.48

AC

Parcel Total Land Area:

2.48

AC

Total Land Value:

167,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	96		INDUSTRIAL				
Grade	C		AVERAGE				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	18		CORREG STL	Code	Description		Percentage
Exterior Wall 2				400	FACTORY		100
Roof Structure	4		FLAT				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:			30.70
Interior Floor 1	12		CONCRETE	Replace Cost			794,200
Interior Floor 2	4		CARPET	AYB			1980
Heating Fuel	2		GAS	EYB			1993
Heating Type	1		FORCED H/A	Dep Code			GV
AC Percent	10			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	400		FACTORY	Dep %			21
Total Rooms	0			Functional ObsInc			
Bedrooms	0			External ObsInc			
Full Baths	0			Cost Trend Factor			1
Half Baths	4			Condition			
Extra Fixtures	6			% Complete			
#Heat Sys	1			Overall % Cond			79
Frame	2		STEEL	Apprais Val			627,400
Bath Style	A		AVERAGE	Dep % Ovr			0
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr			0
Wall Height	20			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	15,000	1.61	1996	A		GD	70	16,900
83	SIGN			L	12	28.75	1996	A		GD	70	200
86	CONC PAV			L	1,500	2.30	1996	A		AV	60	2,100
PSP	PARTIAL SPR			L	1	1.00	1996	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	2	3,680.00	1993	A	1	AV	79	5,800
GEN	GENERATOR			B	1	0.00	1993	A	1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	450		1.57	706	
FFL	1ST FLOOR	25,850	25,850		30.70	793,494	
Ttl. Gross Liv/Lease Area:		25,850	26,300	25,873		794,200	

