

Property Location: 31 HARKNESS AV

MAP ID:12/ 33/ 0/ /

Bldg Name:

State Use:326

Vision ID: 63

Account #64

Bldg #: 1 of 4

Sec #: 1 of 1

Card 1 of 4

Print Date:12/29/2014 17:23

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value	
						COMMERC.	323	504,200	504,200	
						COMMERC.	323	900	900	
						COMMERC.	325	194,300	194,300	
SUPPLEMENTAL DATA						COMMERC.	326	212,600	212,600	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_377035_2856102				Received 4/14/2014		COMM LAND	326	317,400	317,400	
				Prior ID		COMMERC.	326	58,800	58,800	
				Owner Occ Y						
				Final Area 13319						
				Current Ac. 2.07						
				ASSOC PID#						
						Total		1,288,200	1,288,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
COUNTRY DEVELOPMENT CORP PERELLA COUNTRY DEV PERELLA CAR		06565/ 27	07/21/1987	U	I	1	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		06565/ 25	07/21/1987	U	I	1	A	2014	B	933,400	2013	B	945,000	2012	B	951,600
		6275/ 510	10/31/1986	U	I	0	A	2014	L	303,000	2013	L	303,000	2012	L	303,000
		05312/ 0298	09/23/1982	U	I	45,000	A	2014	O	56,300	2013	O	57,400	2012	O	58,400
										Total:		1,292,700	Total:		1,305,400	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:																		

ASSESSING NEIGHBORHOOD										Appraised Bldg. Value (Card) 203,600 Appraised XF (B) Value (Bldg) 9,000 Appraised OB (L) Value (Bldg) 58,800 Appraised Land Value (Bldg) 317,400 Special Land Value 0 Total Appraised Parcel Value 1,288,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 1,288,200									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						326		BG											

NOTES																			
NO SFL! 2011 BP NVC. TAO'S ASUIAN CUISINE (LIGHTED ROOF SIGN IN PLACE, NOT ASSESSED.																			

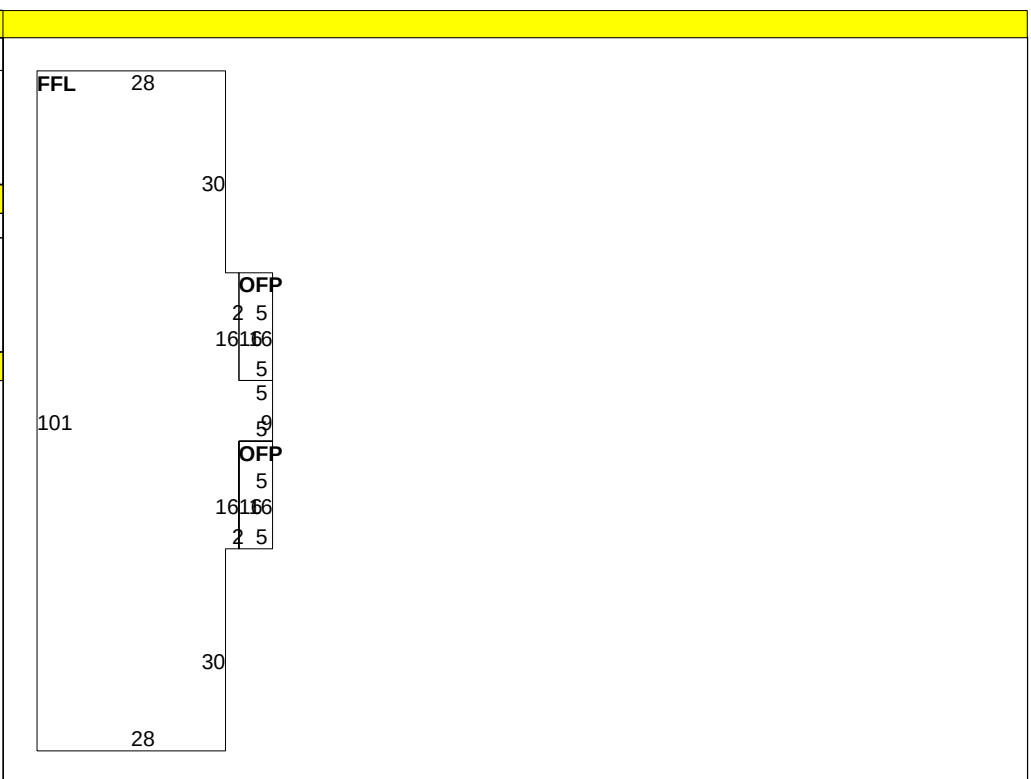
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result					
201203214	10/19/2012	6	SIGN	600		0		12' X4' WALL (THE BEEHIVE)	05/17/2013			105	15	PERMIT VISIT					
204	07/13/2011	6	SIGN	4,000		0		10X8 ROOF SIGN (TAO'S)	02/15/2012			317	15	PERMIT VISIT					
126	05/17/2011	7	REMODEL	50,000		0		INTERIOR REBUILD OF	02/15/2012			317	15	PERMIT VISIT					
239	07/22/2010	6	SIGN	300		0		MAUREEN'S SWEET SHOP	02/10/2012			317	15	PERMIT VISIT					
238	07/22/2010	6	SIGN	230		0		MAUREEN'S SWEET SHOP	11/23/2010			311	15	PERMIT VISIT					
302	09/01/2006	15	TENT	200		0		TEMPORARY											
31	02/19/2002	8	RENOVATION	80,345		0		BEAUTY SALON; OC 10											

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	326	RST/BAR	BUS				90,169	SF	2.48	1.4200	E	1.0000		1.00	BG		1.00	3.52	317,400		
Total Card Land Units:			2.07		AC		Parcel Total Land Area:			2.07 AC			Total Land Value:							317,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	74		RESTAURANT					
Model	94		COMMERCIAL					
Grade	B-		GOOD (-)					
Stories	1.00		1 Story					
Occupancy	1			MIXED USE				
Exterior Wall 1	2		CLAPBOARD	Code	Description			Percentage
Exterior Wall 2				326	RST/BAR			100
Roof Structure	3		GAMBREL					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	4		CARPET	Adj. Base Rate:				79.68
Interior Floor 2	6		CERAMIC TL					
Heating Fuel	2		GAS					
Heating Type	1		FORCED H/A	Replace Cost				236,724
AC Percent	100			AYB				1987
FBM Sqft				EYB				2000
Bldg Use	326		RST/BAR	Dep Code				GD
Total Rooms	0			Remodel Rating				
Bedrooms	0			Year Remodeled				
Full Baths	0			Dep %				14
Half Baths	2			Functional Obslnc				
Extra Fixtures	4			External Obslnc				
#Heat Sys	1			Cost Trend Factor				1
Frame	1		WOOD	Condition				
Bath Style	A	AVERAGE	% Complete					
Foundation	6	SLAB	Overall % Cond				86	
Partitions	T	TYPICAL	Apprais Val				203,600	
Wall Height	12		Dep % Ovr				0	
FBM Quality			Dep Ovr Comment					
			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
77	LITE-SIN			L	4	690.00	1987	A		AV	55	1,500
78	LITE-DBL			L	4	920.00	1987	A		AV	55	2,000
83	SIGN			L	74	28.75	1987	A		AV	55	1,200
85	PAVING			L	57,000	1.61	1987	A		AV	55	50,500
88	FENCE-6			L	672	9.78	1987	A		AV	55	3,600
81	COOLER	EX	Extra Feature	B	96	46.00	2000	A	1	GD	81	3,600
82	FREEZER			B	96	69.00	2000	A	1	GD	81	5,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,955	2,955		79.68	235,449	
OPF	OPEN PORCH	0	160		7.97	1,275	
Ttl. Gross Liv/Lease Area:		2,955	3,115	2,971		236,724	

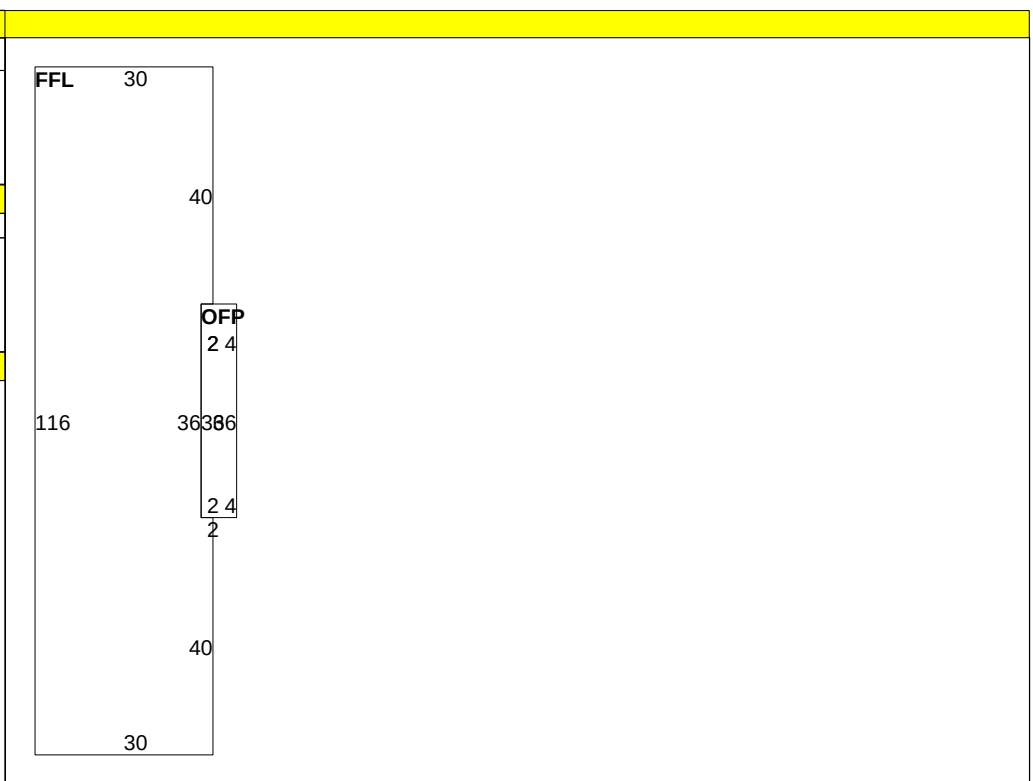


VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 Story				
Occupancy	3			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		100
Roof Structure	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:		80.46	
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost		275,994	
Heating Type	1		FORCED H/A	AYB		1987	
AC Percent	100			EYB		1995	
FBM Sqft				Dep Code		GD	
Bldg Use	323		SHOPCTR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		19	
Full Baths	0			Functional Obslnc		40	
Half Baths	6			External Obslnc			
Extra Fixtures	2			Cost Trend Factor			
#Heat Sys	3			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		81	
Foundation	6		SLAB	Apprais Val		223,600	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	12			Dep Ovr Comment		0	
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
02	SHED/FR			L	180	7.48	2000	A		AV	55	700
02	SHED/FR			L	48	7.48	2000	A		AV	55	200
81	COOLER	EX	Extra Feature	B	72	46.00	1995	A	1	GD	81	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	3,408	3,408		80.46	274,224
OFP	OPEN PORCH	0	216		8.20	1,770
Ttl. Gross Liv/Lease Area:		3,408	3,624	3,430		275,994



Property Location: 35 HARKNESS AV

Vision ID: 63

Account #64

Bldg #: 3 of 4

MAP ID:12/ 33/ 0/ /

Sec #: 1 of 1

Bldg Name:

Card 3 of 4

State Use:326

Print Date:12/29/2014 17:23

CURRENT OWNER

COUNTRY DEVELOPMENT CORP

37 HARKNESS AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY 2015
Mailed 3/17/2014
GIS ID: F_377035_2856102

Received 4/14/2014
Prior ID
Owner Occ Y
Final Area 13319
Current Ac. 2.07
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	323	504,200	504,200
COMMERC.	323	900	900
COMMERC.	325	194,300	194,300
COMMERC.	326	212,600	212,600
COMM LAND	326	317,400	317,400
COMMERC.	326	58,800	58,800
Total		1,288,200	1,288,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

COUNTRY DEVELOPMENT CORP

PERELLA

COUNTRY DEV

PERELLA CAR

BK-VOL/PAGE

06565/ 27

06565/ 25

6275/ 510

05312/ 0298

SALE DATE

07/21/1987

07/21/1987

10/31/1986

09/23/1982

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SALE PRICE

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PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	933,400	2013	B	945,000	2012	B	951,600
2014	L	303,000	2013	L	303,000	2012	L	303,000
2014	O	56,300	2013	O	57,400	2012	O	58,400
Total:		1,292,700	Total:		1,305,400	Total:		1,313,000

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			326	BG

NOTES

BEAUTY SALON/SPA-VISUAL CHANGES

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			326	BG

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	194,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,288,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,288,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/17/2013			105	15	PERMIT VISIT
02/15/2012			317	15	PERMIT VISIT
02/15/2012			317	15	PERMIT VISIT
02/10/2012			317	15	PERMIT VISIT
11/23/2010			311	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
3	325	STORE	BUS				0 SF	0.00	1.4200	E	1.0000	1.00	BG	1.00			.00	0.00	0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

2.07 AC

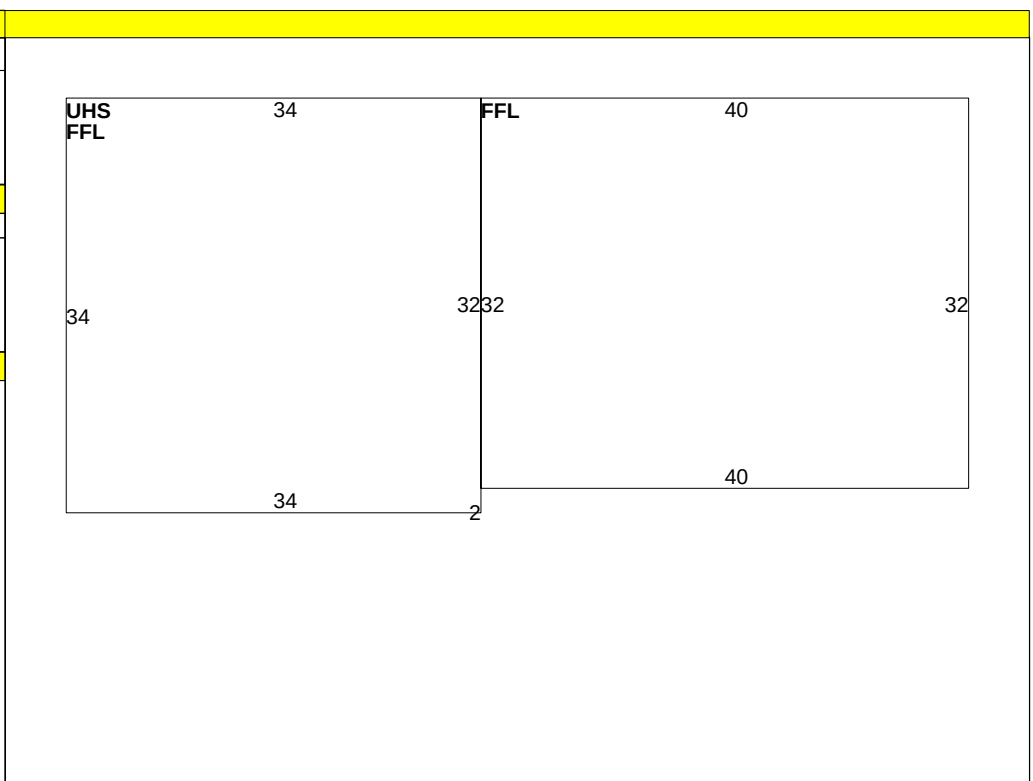
Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.50		1 1/2 Stories				
Occupancy	1			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		86.20	
Interior Floor 2				Replace Cost		239,888	
Heating Fuel	2		GAS	AYB		1987	
Heating Type	1		FORCED H/A	EYB		1995	
AC Percent	100			Dep Code		GD	
FBM Sqft				Remodel Rating			
Bldg Use	325		STORE	Year Remodeled			
Total Rooms	0			Dep %		19	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	2			Cost Trend Factor			
Extra Fixtures	12			Condition			
#Heat Sys	1			% Complete			
Frame	1		WOOD	Overall % Cond		81	
Bath Style	A		AVERAGE	Apprais Val		194,300	
Foundation	6		SLAB	Dep % Ovr		0	
Partitions	T		TYPICAL	Dep Ovr Comment			
Wall Height	12			Misc Imp Ovr		0	
FBM Quality				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
CVAC	CENTRAL VAC			B	1	1.00	1995	A	1	AV	81	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,436	2,436		86.20	209,977	
UHS	UNFIN HALF STORY	0	1,156		25.87	29,911	
Ttl. Gross Liv/Lease Area:		2,436	3,592	2,783		239,888	



Property Location: 37 HARKNESS AV

Vision ID: 63

Account #64

Bldg #: 4 of 4

Sec #: 1 of 1

Card 4 of 4

MAP ID:12/ 33/ 0/ /

Bldg Name:

State Use:326

Print Date:12/29/2014 17:23

COUNTRY DEVELOPMENT CORP

37 HARKNESS AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY 2015
Mailed 3/17/2014
GIS ID: F_377035_2856102

Received 4/14/2014
Prior ID
Owner Occ Y
Final Area 13319
Current Ac. 2.07
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	323	504,200	504,200
COMMERC.	323	900	900
COMMERC.	325	194,300	194,300
COMMERC.	326	212,600	212,600
COMM LAND	326	317,400	317,400
COMMERC.	326	58,800	58,800
Total		1,288,200	1,288,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

COUNTRY DEVELOPMENT CORP

PERELLA

COUNTRY DEV

PERELLA CAR

06565/ 27

06565/ 25

6275/ 510

05312/ 0298

07/21/1987

07/21/1987

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PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	933,400	2013	B	945,000	2012	B	951,600
2014	L	303,000	2013	L	303,000	2012	L	303,000
2014	O	56,300	2013	O	57,400	2012	O	58,400
Total:		1,292,700	Total:		1,305,400	Total:		1,313,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

NOTES

1 FHA SYSTEM IS SHARED BETWEEN PERELLA
NAD THE HAND BAG OUTLET, TENANTS:
DAVRIEL JEWELERS, PERELLA REAL ESTATE,
THE HAND BAG OUTLET, & MYERS VIDEO
PRODUCTIONS

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

277,900

0

0

0

0

1,288,200

C

0

1,288,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/17/2013

02/15/2012

02/15/2012

02/10/2012

11/23/2010

105

317

317

317

311

15

15

15

15

15

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

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
4	323	SHOPCTR	BUS				0 SF	0.00	1.4200	E	1.0000	1.00	BG	1.00			.00	0.00	0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

2.07 AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	2.00		2 Story				
Occupancy	4			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		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:			73.89
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			338,921
Heating Type	1		FORCED H/A	AYB			1988
AC Percent	100			EYB			1996
FBM Sqft				Dep Code			GD
Bldg Use	323		SHOPCTR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			18
Full Baths	0			Functional ObsInc			
Half Baths	4			External ObsInc			
Extra Fixtures	2			Cost Trend Factor			
#Heat Sys	3			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			82
Foundation	6		SLAB	Apprais Val			277,900
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			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	2,260	2,260		73.89	166,985
OFP	OPEN PORCH	0	665		7.44	4,950
SFL	2ND FLOOR	2,260	2,260		73.89	166,985

Ttl. Gross Liv/Lease Area:		4,520	5,185	4,587		338,921

