

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT													
94 MAPLE STREET LLC 94 MAPLE ST SUITE 1 EAST LONGMEADOW, MA 01028 Additional Owners:														1 TYPCL												Description		Code		Appraised Value		Assessed Value							
																						COMMERC.		340		545,800		545,800											
																						COMM LAND		340		172,400		172,400											
																						COMMERC.		340		16,300		16,300											
										SUPPLEMENTAL DATA																		1006 AST LONGMEADOW, M											
										Other ID:						Received 3/21/2014																							
										SP Permit						Prior ID																							
										Chapter Land						Owner Occ				Total		734,500		734,500															
OC Dates 10/10/2012						Final Area 7264																																	
In+Ex FY 2015						Current Ac. .88154																																	
Mailed 3/17/2014						ASSOC PID#																																	
GIS ID: F_379684_2849402																																							
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
94 MAPLE STREET LLC R E LAPLANTE CONSTRUCTION INC, THE KENNEDY FORD,REALTY GROUP LLC CABRERA,FORTUNATA G QUINN JOHN J,										19313/ 190				06/21/2012		U	I	350,000		1B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
										16414/ 548				12/27/2006		U	I	275,000			2014	B	507,300		2013	B	194,400		2012	L	151,500								
										15022/ 328				05/17/2005		U	I	210,000		R	2014	L	164,600		2013	L	164,600												
										11083/ 031				01/31/2000		U	I	105,000		O	2014	O	21,400																
04102/ 0391				02/25/1975		U	I	0							Total:	693,300	Total:	359,000	Total:	151,500																			
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																				APPAISED VALUE SUMMARY																			
NBHD/ SUB				NBHD Name				Street Index Name																						Tracing				Batch					
0001/A																														340				BG					
NOTES										ZONING CHANGED TO COMMERCIAL DISTRICT ARTICLE 12 STM 10-23-2006										Net Total Appraised Parcel Value 734,500																			
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												
201200607 273		02/24/2012 08/28/2007		36 5	OFFICE BLDG DEMOLITION				700,000 9,075				0 0				TEMPORARY OC 10/10/ MAIN BLDG				09/07/2012 09/07/2012 06/08/2012 04/27/2012 04/27/2012				400 400 317 317 317	14 25 15 15 2	INSPECTED OC VISIT PERMIT VISIT PERMIT VISIT MEASURED												
LAND LINE VALUATION SECTION																																							
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	SF	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	340	OFFICE			COM				38,400		3.16	1.4200	E	1.0000	1.00	BG	1.00							1.00	4.49		172,400												
Total Card Land Units:										0.88 AC		Parcel Total Land Area:0.88 AC				Total Land Value:										172,400													

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	B+		GOOD (+)				
Stories	1.00		1 Story				
Occupancy	1						
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	5		LINO/VINYL				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	340		OFFICE				
Total Rooms	0						
Bedrooms	0						
Full Baths	2						
Half Baths	4						
Extra Fixtures	4						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

MIXED USE

Code	Description	Percentage
340	OFFICE	100

COST/MARKET VALUATION

Adj. Base Rate:	75.90
Replace Cost	551,345
AYB	2012
EYB	2013
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	1
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	99
Apprais Val	545,800
Dep % Ovr	0
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
88	FENCE-6			L	200	9.78	2012	A		GD	70	1,400
85	PAVING			L	13,200	1.61	2012	A		GD	70	14,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	7,264	7,264		75.90	551,345
Ttl. Gross Liv/Lease Area:		7,264	7,264	7,264		551,345

