Property Location: 265 BENTON DR #205 MAP ID: 10/ 3/ 202/ / Bldg Name: State Use: 343

Vision ID: 6731 Account #6848 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1 Print Date: 12/29/2014 10:49

CURRENT OWNER

QB REALTY LLC

271 PARK ST

WEST SPRINGFIELD, MA 01089

Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION

SUPPLEMENTAL DATA

Other ID:		Received	4/10/2013
SP Permit		Prior ID	
Chapter Land		Owner Occ	
OC Dates	3/15/2013	Final Area	3440
In+Ex FY	2014	Current Ac.	0
Mailed	4/1/2013		
GIS ID:	F_376644_2842341	ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	343	483,700	483,700
	Total	483,700	483,700

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
QB REALTY LLC	19612/ 349	12/27/2012	U	I	585,000	1B
GEOFF ELIA TRUSTEE,	17046/ 557	11/30/2007	U	I	1	B
BENTON PROFESSIONAL ,PARTNERS LLC	0/ 0		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	492,100	2013	B	352,500	2012	B	546,400
2014	L	0	2013	L	0	2012	L	0
	Total:	492,100		Total:	352,500		Total:	546,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	483,700
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	483,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	483,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			343	BP

NOTES

INCL 3A(FY 90) NO WTR/SEW, CHANGE NB TO

GG WHEN INY-35= BUFFER Y-95 =WET - SUB

DIV #921 + 923 - SUB DIV 933 & 936-SUB

DIV 1009PIONEER SPINE & SPORT 1/2 OF

SECOND FLOOR NC = SPOKE WITH CONTRACTOR

CAPABLE TO HOUSE 17 UNITS 2/08 2 UNITS

IN PROCESS OF BEING FIX UP REMAINDER OF

BUIDLING UNFINISH INTERIOR 3/10 SF

REDUCED=711 SF TO UNIT 201 FY12 AMENDED

SF FROM AMENDED MASTER DEED 18419-416

EXHIBIT B 2012=NO CHANGE STILL UNFIT UP

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201203562	12/11/2012	7	REMODEL	105,000		0		OC 3/15/2013 INTERIO

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/15/2013			400	25	OC VISIT
02/24/2012			317	15	PERMIT VISIT
11/18/2010			317	14	INSPECTED
12/03/2009			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	343	COMM CONDO	INDG				0	SF	0.00	1.0000		1.0000	1.00	BP	1.00			.00	0.00	0

Total Card Land Units: 0.00 AC Parcel Total Land Area: 0 AC Total Land Value: 0

Property Location: 265 BENTON DR #205 | **MAP ID: 10/ 3/ 202/ /** | **Bldg Name:** | **State Use: 343**

Vision ID: 6731 | **Account #6848** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/29/2014 10:49**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		CONDO-OFC
Model	06		COM CONDO
Grade	B+		GOOD (+)
Stories	1.00		1 Story
Occupancy	1		
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	6		CERAMIC TL
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	0		
Full Baths	0		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	0		
Bath Style			
Kitchen Style			
Num Kitchens	0		
Central Vac	0		
#Heat Sys	1		
Frame	2		STEEL
Foundation	1		CONCRETE
Bsmt Floor			
Bsmt Garage			
Fireplaces			
WS Flues			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Insulation			
FBM Sqft			

CONDO DATA

Cmplx Acct# **6777** *ID* **0040** *% Own*

Cmplx Name **BENTON** *B#* **1** *S#* **1**

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn			

COST/MARKET VALUATION

Adj. Base Rate:	146.48
Replace Cost	503,887
AYB	2006
EYB	2010
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	4
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	96
Apprais Val	483,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

SFL[3440]

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
SFL	2ND FLOOR	3,440	3,440		146.48	503,887
	Ttl. Gross Liv/Lease Area:	3,440	3,440	3,440		503,887