

Property Location: 330 CHESTNUT ST
Vision ID: 933

Account #958

MAP ID:18/ 38/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 2

State Use:400

Print Date:12/26/2014 10:36

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
MODAK LLC 311 MAIN ST WORCESTER, MA 01608 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						INDUSTR.	400	622,700	622,700		
						IND LAND	400	1,447,700	1,447,700		
						INDUSTR.	400	231,100	231,100		
SUPPLEMENTAL DATA						Total				2,301,500	2,301,500
Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_378147_2845537			Received 3/24/2014 Prior ID Owner Occ N Final Area 480548 Current Ac. 40.35 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MODAK LLC MODAK LLC, T 330 CHESTNUT ST ASSOCIATES, PACKAGE		14586/ 394	10/13/2004	U	I	1	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		13680/ 576	10/15/2003	U	I	100,000	L	2014	B	886,900	2013	B	886,900	2012	B	1,108,700
		06957/ 0514	09/07/1988	U	I	9,000,000		2014	L	1,417,000	2013	L	1,417,000	2012	L	1,417,000
		04394/ 0130	03/10/1977	U	I	0		2014	O	69,900	2013	O	69,900	2012	O	69,900
										Total:	2,373,800	Total:	2,373,800	Total:	2,595,600	

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				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			400	GG

NOTES									
FY 13 ADDED ADDITIONAL DEP DUE VACANT GROUND, BSMT IS WET-USED FOR STG ONLY AGAIN. 4/10 80,000 SF LEASED TO BLU IN NON-WET AREAS, HOMES HALMAR BANKRUPT OFFICE N/V HEATING OBSOLETEROOF ON HIGH BAY LEAKS INADAQ. SPRINK HIGH BAY FUNC=ABV,ECO=SIZE+LEASE OIL SPILLAGE IN									

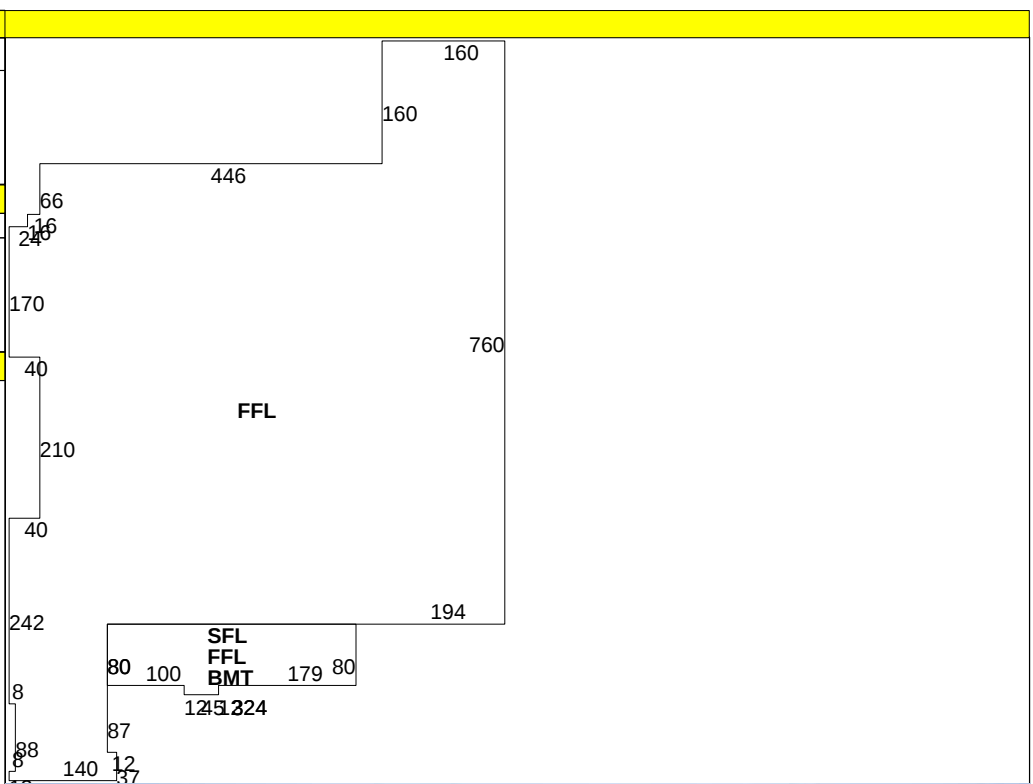
BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
26	02/01/1989	MN	Manual Note	100,000		0		RENOVATE	04/04/2014			317	16	FIELDREV CHG	
57	01/01/1985	MN	Manual Note	0		0		REMODEL	04/26/2010			400	14	INSPECTED	
									12/01/2008			250	P9	VISIT/REVIEW	
									05/18/2004			303	3	MEAS+INSPCTD	
									05/30/1990			131	14	INSPECTED	

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	400	FACTORY	INDG				871,200	2.48	0.7000	B	1.0000	0.40	GG	1.00	CNTM - Oil spillage on		1.00	0.69	601,100	
1	400	FACTORY	INDG				20.35	52,000.00	1.0000	0	1.0000	0.80	GG	1.00	TOP3		1.00	41,600.00	846,600	
Total Card Land Units:							40.35	AC	Parcel Total Land Area:				40.35	Total Land Value:						1,447,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	96		INDUSTRIAL				
Grade	D+		FAIR (+)				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	18		CORREG STL	400	FACTORY		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		25.50	
Interior Floor 1	12		CONCRETE				
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost		12,386,957	
Heating Type	1		FORCED H/A	AYB		1942	
AC Percent	0			EYB		1924	
FBM Sqft				Dep Code		DL	
Bldg Use	400		FACTORY	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		70	
Full Baths	0			Functional Obslnc			
Half Baths	5			External Obslnc		40	
Extra Fixtures	30			Cost Trend Factor		1	
#Heat Sys	1			Condition		NC	
Frame	2		STEEL	% Complete		5	
Bath Style	A		AVERAGE	Overall % Cond		5	
Foundation	6		SLAB	Apprais Val		619,300	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	32			Dep Ovr Comment			
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
88	FENCE-6			L	1,048	9.78	1960	A		AV	60	6,100
85	PAVING			L	621,001	1.61	1960	D		PR	30	180,000
15	SHOP			L	640	32.78	1972	P		PR	30	4,700
72	TANK-AG			L	93,000	1.61	1971	P		PR	30	33,700
78	LITE-DBL			L	8	920.00	1970	A		AV	60	4,400
15	SHOP			L	270	32.78	1970	P		PR	30	2,000
02	SHED/FR			L	100	7.48	1980	P		PR	30	200
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	14	3,680.00	1924	A	1	AV	5	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	26,460		5.10	134,925
FFL	1ST FLOOR	454,088	454,088		25.50	11,577,428
SFL	2ND FLOOR	26,460	26,460		25.50	674,624
Ttl. Gross Liv/Lease Area:		480,548	507,008	485,840		12,386,957



Property Location: 330 CHESTNUT ST

MAP ID:18/ 38/ 0/ /

Bldg Name:

State Use:400

Vision ID: 933

Bldg #: 1 of 1

Sec #: 1 of 1

Card 2 of 2

Print Date:12/26/2014 10:36

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
MODAK LLC 311 MAIN ST WORCESTER, MA 01608 Additional Owners:										Description	Code	Appraised Value	Assessed Value										
		SUPPLEMENTAL DATA																					
		Other ID:																					
		GIS ID: F_378147_2845537				ASSOC PID#				Total				2,301,500		2,301,500							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
												Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
												Total:				Total:				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:														APPRAISED VALUE SUMMARY									
ASSESSING NEIGHBORHOOD																							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch															
0001/A						400		GG															
NOTES												Appraised Bldg. Value (Card) 619,300 Appraised XF (B) Value (Bldg) 3,400 Appraised OB (L) Value (Bldg) 231,100 Appraised Land Value (Bldg) 1,447,700 Special Land Value 0 Total Appraised Parcel Value 2,301,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 2,301,500											
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						
LAND LINE VALUATION SECTION																							
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
Total Card Land Units:				0.00		AC	Parcel Total Land Area:				40.35 AC				Total Land Value:								0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																				
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																	
						MIXED USE																				
						Code	Description			Percentage																
						400	FACTORY			100																
						COST/MARKET VALUATION																				
						Cost Trend Factor																				
												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	No Photo On Record												
29	CRANE GR				B	660	23.00	1924	A	1	AV	5	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				12,386,957													

No Photo On Record