

Property Location: 491 NORTH MAIN ST
Vision ID: 1062

Account #1092

MAP ID:1B/ 1/ A2/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:374

Print Date:11/24/2015 19:15

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
TW PROPERTIES LLC 491 NORTH MAIN ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						COMMERC.	374	640,100	640,100		
						COMM LAND	374	251,400	251,400		
						COMMERC.	374	29,100	29,100		
SUPPLEMENTAL DATA						Total				920,600	920,600
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376333_2855846			Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TW PROPERTIES LLC REID PROPERTIES LLC, GENTILE FRANK J INC,		15621/ 591 10698/ 501 03074/ 0258	01/06/2006 03/25/1999 11/12/1964	U U U	I I I	780,000 630,000 0	G O	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	374	640,100	2014	B	632,500	2013	B	632,700
								2015	374	251,400	2014	L	244,600	2013	L	244,600
								2015	374	29,100	2014	O	33,100	2013	O	33,500
								Total:		920,600	Total:	910,200	Total:	910,800		

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					374	BG

NOTES						
SUB DIV 986						

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		
222	09/17/2009	6	SIGN	2,500		0		16 X 4 ROOF TOP	11/27/2008			317	15	PERMIT VISIT		
289	09/18/2008	7	REMODEL	190,000		0		INTERIOR ELITE IMAC	11/27/2008			317	15	PERMIT VISIT		
8	01/10/2005	6	SIGN	300		0		ISLAND TANNING MOI	11/10/2005			311	15	PERMIT VISIT		
47	03/22/2001	6	SIGN	450		0			05/06/2004			303	3	MEAS+INSPCTD		
312	11/07/2000	6	SIGN	0		0			03/01/2002			105	15	PERMIT VISIT		
285	12/03/1999	6	SIGN	500		0										
52	04/16/1999	7	REMODEL	22,500		0		NEW FLOORS/WINDOW								

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	374	HEALTH	BUS				40,000	SF	3.10	1.4200	E	1.0000	1.00	BG	1.00		1.00	4.40	176,000		
1	374	HEALTH	BUS				1.30	AC	58,000.00	1.0000	0	1.0000	1.00	BG	1.00		1.00	58,000.00	75,400		
Total Card Land Units:			2.22		AC		Parcel Total Land Area:			2.22 AC			Total Land Value:							251,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	88		HEALTH CLB				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	2.00		2 STORY				
Occupancy	4			MIXED USE			
Exterior Wall 1	25		CONC.PANEL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	374	HEALTH		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:			51.38
Interior Floor 1	4		CARPET	Replace Cost			873,189
Interior Floor 2	6		CERAMIC TL	AYB			1960
Heating Fuel	2		GAS	EYB			1985
Heating Type	1		FORCED H/A	Dep Code			GD
AC Percent	100			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	374		HEALTH	Dep %			29
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor			1
Half Baths	5			Condition			
Extra Fixtures	22			% Complete			
#Heat Sys	1			Overall % Cond			71
Frame	2		STEEL	Apprais Val			620,000
Bath Style	A		AVERAGE	Dep % Ovr			0
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr			0
Wall Height	12			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
12	POOL I-G			L	578	40.00	1986	G		GD	70	20,200
85	PAVING			L	10,000	1.61	1992	A		AV	55	8,900
95	SAUNA			B	80	34.50	1985	G	1	GD	71	2,400
95	SAUNA			B	80	34.50	1985	G	1	GD	71	2,400
96	WHIRL PL			B	10	1,725.00	1985	G	1	GD	71	15,300
SHW	Solar Hot Water			B	1	1.00	1985	A	1	AV	71	0
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BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	8,554	8,554		51.38	439,498
GAR	GARAGE	0	452		20.57	9,300
SFL	2ND FLOOR	8,260	8,260		51.38	424,392
Ttl. Gross Liv/Lease Area:		16,814	17,266	16,995		873,189

