

Property Location: 51 DENSLOW RD
Vision ID: 1207

Account #1240

MAP ID:21/ 5/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:400

Print Date:11/25/2015 08:20

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION						
CASUL LTD PO BOX 88 WEST SPRINGFIELD, MA 01090 Additional Owners:												Description		Code		Appraised Value		Assessed Value										
												INDUSTR.		400		2,672,700		2,672,700										
												IND LAND		400		807,300		807,300										
												INDUSTR.		400		104,000		104,000										
SUPPLEMENTAL DATA														Total3,584,0003,584,000														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378500_2841419										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)													
CASUL LTD SUNSHINE ART STUDIOS INC, NORTHEAST LAND DEV TRUST						30382/ LC LC025931 LC001-4577		02/07/2002 04/22/1993 02/13/1970		U	I	3,750,000 1 0		H	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
															2015	400	2,672,700		2014	B	2,931,500		2013	B	2,931,500			
															2015	400	807,300		2014	L	863,800		2013	L	863,800			
															2015	400	104,000		2014	O	60,000		2013	O	60,000			
															Total:		3,584,000		Total:		3,855,300		Total:		3,855,300			
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)2,667,000 Appraised XF (B) Value (Bldg)5,700 Appraised OB (L) Value (Bldg)104,000 Appraised Land Value (Bldg)807,300 Special Land Value0 Total Appraised Parcel Value3,584,000 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value3,584,000												
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch														
0001/A										400				GA														
NOTES																												
SUNSHINE ART STUDIOS FY94+95 ATB SETTLEMENT 3300000 FY95 SECOND ADJUST AT 3,150,000 AND ATB SETTLEMENT FY96 & FY 98 3,150,000 130X130 OFFICE ADDED 1999																												
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						
291		08/26/2006		25	WINDOWS			12,450				0			OC 10/13/2006		01/04/2007			311	15	PERMIT VISIT						
135		05/22/2003		6	SIGN			2,000				0					04/29/2004			303	2	MEASURED						
18		02/03/1999		9	ALTERATION			235,000				0					01/04/2004			311	15	PERMIT VISIT						
																	03/14/2000			200	14	INSPECTED						
																	09/18/1992			100	18	CHGD @ HEARN						
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				530,000		2.48	0.5600	A	1.0000	1.00	GA	1.00					1.00	1.39	736,700				
1	400	FACTORY			INDG				1.73		48,000.00	1.0000	0	1.0000	0.85	GA	1.00	ESM2				1.00	40,800.00	70,600				
Total Card Land Units:					13.90		AC		Parcel Total Land Area:					13.9 AC					Total Land Value:					807,300				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	96		INDUSTRIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	8		BRICK VENR	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:		24.19	
Interior Floor 1	12		CONCRETE				
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost		5,128,839	
Heating Type	1		FORCED H/A	AYB		1960	
AC Percent	0			EYB		1966	
FBM Sqft				Dep Code		FR	
Bldg Use	400		FACTORY	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		48	
Full Baths	1			Functional Obslnc			
Half Baths	5			External Obslnc			
Extra Fixtures	18			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		52	
Foundation	6		SLAB	Apprais Val		2,667,000	
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			

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
85	PAVING			L	129,241	61	1965	A		FR	50	104,000
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	3	3,680.00	1966	A	1	AV	52	5,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	212,054	212,054		24.19	5,128,844	
Ttl. Gross Liv/Lease Area:		212,054	212,054	212,054		5,128,839	

