

Vision ID: 1580**Account #1615**

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 11/25/2015 10:10

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																											
RATNER THELMA W TRUST C/O RATNER MICHAEL 33 STATE ST SPRINGFIELD, MA 01103 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value																					
																				COMMERC.		325		243,600		243,600																					
																				COMM LAND		325		135,800		135,800																					
																				COMMERC.		325		13,700		13,700																					
SUPPLEMENTAL DATA																Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379892_2852862 Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																															
Total:																								393,100		393,100																					
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																											
RATNER THELMA W TRUST				03396/ 0408				01/20/1969				U		I		0				Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value											
																				2015		325		243,600		2014		B		231,700		2013		B		231,700											
																				2015		325		135,800		2014		L		129,400		2013		L		129,400											
																				2015		325		13,700		2014		O		11,700		2013		O		11,700											
Total:																393,100		Total:		372,800		Total:		372,800																							
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:																APPRAISED VALUE SUMMARY																															
NBHD/ SUB				NBHD Name				Street Index Name				Tracing				Batch				Appraised Bldg. Value (Card)								233,500																			
0001/A												325				BG				Appraised XF (B) Value (Bldg)								10,100																			
																				Appraised OB (L) Value (Bldg)								13,700																			
																				Appraised Land Value (Bldg)								135,800																			
																				Special Land Value								0																			
																				Total Appraised Parcel Value								393,100																			
																				Valuation Method:								C																			
																				Adjustment:								0																			
																				Net Total Appraised Parcel Value								393,100																			
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													
23		02/01/2006		6		SIGN				1,200						0				LIGHHOUSE LIQUOR				01/11/2007						311		15		PERMIT VISIT													
24		02/01/2006		6		SIGN				1,600						0				LIGHHOUSE LIQUOR				01/11/2007						311		15		PERMIT VISIT													
193		06/27/2000		6		SIGN				800						0								05/19/2004						303		3		MEAS+INSPCTD													
69		04/11/2000		12		REROOF				2,000						0								11/14/2000						200		15		PERMIT VISIT													
229		01/01/1987		MN		Manual Note				0						0				ALTER				07/08/1992						107		3		MEAS+INSPCTD													
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		325		STORE				BUS								21,620		SF		4.42		1.4200		E		1.0000		1.00		BG		1.00										1.00		6.28		135,800	
Total Card Land Units:																0.50		AC		Parcel Total Land Area:				0.5 AC				Total Land Value:												135,800							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage
Exterior Wall 2	21		CONC BLOCK	325	STORE		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		71.97	
Interior Floor 1	4		CARPET				
Interior Floor 2	12		CONCRETE				
Heating Fuel	2		GAS	Replace Cost		343,444	
Heating Type	1		FORCED H/A	AYB		1970	
AC Percent	100			EYB		1982	
FBM Sqft				Dep Code		AG	
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		32	
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	0			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		68	
Foundation	6		SLAB	Apprais Val		233,500	
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	14,280	1.61	1970	A		AV	55	12,600
83	SIGN			L	56	28.75	2000	A		GD	70	1,100
81	COOLER	EX	Extra Feature	B	322	46.00	1982	A	1	AV	68	10,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	2,912		14.38	41,887
CNP	CANOPY	0	552		3.65	2,015
FFL	1ST FLOOR	4,160	4,160		71.97	299,398
UCN	UNFIN CAN	0	32		4.50	144

[illegible]