

Property Location: 21 BALDWIN ST

Vision ID: 1910

Account #1946

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

MAP ID:27/ 12/ 21/ /

Bldg Name:

State Use:400

Print Date:11/25/2015 12:43

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
WILCOX BALDWIN LLC			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
21 BALDWIN ST						INDUSTR.	400	595,700	595,700	
EAST LONGMEADOW, MA 01028						IND LAND	400	143,900	143,900	
Additional Owners:		SUPPLEMENTAL DATA				INDUSTR.	400	25,600	25,600	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379962_2850280				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#						
						Total		765,200	765,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
WILCOX BALDWIN LLC		19865/ 101	06/11/2013	U	I		1 1F	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
FISHER RONALD + DOUGLAS ,		09336/ 0351	12/13/1995	U	I		1 A	2015	400	595,700	2014	B	642,300	2013	B	642,300
RONALD + DOUGLAS FISHER +		08293/ 0427	12/30/1992	U	I		1 A	2015	400	143,900	2014	L	155,500	2013	L	155,500
FISHER CARL F + RUDOLPH J		03286/ 0253	09/11/1967	U	I		0	2015	400	25,600	2014	O	20,300	2013	O	20,300
						Total:		765,200		Total:	818,100		Total:	818,100		

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 VALUE SUMMARY											
NBHD/ SUB		NBHD Name		Street Index Name										Tracing		Batch	
0001/A														400		IA	

NOTES														Net Total Appraised Parcel Value 765,200			
DUC PAC ADDITION ON 86 GAS UNIT HEAT IN																	
ADDITION96 ADDITION 78'X78' WITH 5750																	
SF MEZZ (MFG)																	

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			
73	04/21/2009	12	REROOF	4,000		0		NVC	12/04/2009			317	15	PERMIT VISIT			
285	11/13/1996	MN	Manual Note	207,000		0		ADDITION	12/04/2009			317	15	PERMIT VISIT			
116	01/01/1986	MN	Manual Note	0		0		ADD	01/20/1998			200	14	INSPECTED			
										02/10/1997			105	15	PERMIT VISIT		
										07/17/1992			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	400	FACTORY	IND				82,688 SF	2.48	0.7000	B	1.0000	1.00	IA	1.00			1.00	1.74	143,900		
Total Card Land Units:			1.90 AC		Parcel Total Land Area:			1.9 AC			Total Land Value:									143,900	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	33		INDUST-LT				
Model	96		INDUSTRIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	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	1		DRYWALL	Adj. Base Rate:		31.46	
Interior Floor 1	12		CONCRETE	Replace Cost		849,080	
Interior Floor 2	4		CARPET	AYB		1956	
Heating Fuel	1		OIL	EYB		1980	
Heating Type	1		FORCED H/A	Dep Code		AV	
AC Percent	10			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	400		FACTORY	Dep %		34	
Total Rooms	0			Functional ObsInc		15	
Bedrooms	0			External ObsInc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	3			Condition			
Extra Fixtures	2			% Complete			
#Heat Sys	1			Overall % Cond		51	
Frame	2		STEEL	Apprais Val		433,000	
Bath Style	A		AVERAGE	Dep % Ovr		0	
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr		0	
Wall Height	17			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
02	SHED/FR			L	160	7.48	1965	A		AV	60	700
85	PAVING			L	22,000	1.61	1960	A		AV	60	21,300
1A	TRAILERS, ea			L	5	1,200.00	1960	A		AV	60	3,600
65	MEZ-UNF	EX	Extra Feature	B	10,000	17.25	1980	F	1	FR	46	71,400
64	MEZ-FIN			B	5,750	27.60	1980	G	1	GD	46	91,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	26,974	26,974		31.46	848,640
LDK	LOADING DK	0	144		3.06	440

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