

Property Location: 10-12 CRANE AV

Vision ID: 1984

Account #2020

MAP ID:27/ 19/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:325

Print Date:11/25/2015 13:00

CURRENT OWNER

BOYAJIAN ANN TRUSTEE

10 CRANE AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_380427_2850098

Received
Prior ID
Owner Occ
Final Area
Current Ac.
ASSOC PID#

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Total

Code

325

325

325

270,100

Appraised Value

187,800

78,300

4,000

270,100

Assessed Value

187,800

78,300

4,000

270,100

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BOYAJIAN ANN TRUSTEE

BOYAJIAN DAVID,

GIRARD PAUL J

GRAMSE E

BK-VOL/PAGE

11411/ 476

07083/ 0034

6692/ 39

02114/ 0262

SALE DATE

11/17/2000

01/27/1989

11/24/1987

11/06/1951

q/u

U

U

U

U

v/i

I

I

I

I

SALE PRICE

1

200,000

132,500

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

2015

Total:

Code

325

325

325

Assessed Value

187,800

78,300

4,000

270,100

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

180,100

72,400

6,200

258,700

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

181,900

72,400

6,300

260,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

325

Batch

BA

NOTES

TENANTS: BOYATIAN REMODELING, CIVIL
ENGINEERING ASSOC., HAIR BY NEW
BEGINNINGS, JOHN LANEVE-LICSW, GLENN
BENSON-LEWIS PSY D, CYNTHIA
PORTER-LICSW-ESCAPE THERAPEUTIC MASSAGE

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

187,800

0

4,000

78,300

0

270,100

C

0

270,100

BUILDING PERMIT RECORD

Permit ID

192

178

362

348

27

Issue Date

08/14/2009

08/01/2009

11/14/2008

11/06/2008

02/01/1989

Type

6

15

6

6

MN

Description

SIGN

TENT

SIGN

SIGN

Manual Note

Amount

1,000

0

500

500

200,000

Insp. Date

% Comp.

0

0

0

0

0

Date Comp.

Comments

5' X 15" WALL M. SCOT

TEMPORARY NVC

3 X 3 WALL

ESCAPE THERAPEUTIC

ADDITION

VISIT/ CHANGE HISTORY

Date

12/04/2009

12/04/2009

01/07/2009

05/21/2004

07/17/1992

Type

IS

ID

317

317

317

303

107

Cd.

15

15

15

3

3

Purpose/Result

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

MEAS+INSPCTD

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

325

Use Description

STORE

Zone

BUS

D

Front

Depth

Units

5,940 SF

Unit Price

11.99

I. Factor

1.1000

S.A.

D

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

BA

Adj.

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

Adj. Unit Price

13.19

Land Value

78,300

Total Card Land Units: 0.14 AC

Parcel Total Land Area: 0.14 AC

Total Land Value: 78,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	2.00		2 STORY				
Occupancy	6			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		64.35	
Interior Floor 2	5		LINO/VINYL				
Heating Fuel	2		GAS	Replace Cost		234,753	
Heating Type	1		FORCED H/A	AYB		1989	
AC Percent	100			EYB		1994	
FBM Sqft				Dep Code		AG	
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		20	
Full Baths	0			Functional Obslnc			
Half Baths	4			External Obslnc			
Extra Fixtures	2			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		80	
Foundation	6		SLAB	Apprais Val		187,800	
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	4,500	1.61	1990	A		AV	55	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,824	1,824		64.35	117,377
SFL	2ND FLOOR	1,824	1,824		64.35	117,377
Ttl. Gross Liv/Lease Area:		3,648	3,648	3,648		234,753

