

Property Location: 48 MAPLE ST
Vision ID: 2055

Account #2092

MAP ID:27/ 7A/ 0/ /

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use:325

Print Date:11/25/2015 13:15

CURRENT OWNER

BURACK DANIEL S

PO BOX 414

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_380356_2849727

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

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

COMMERC.

Total

Code

325

325

325

332

384,800

Appraised Value

209,800

136,100

13,700

25,200

384,800

Assessed Value

209,800

136,100

13,700

25,200

384,800

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BURACK DANIEL S

BK-VOL/PAGE

05477/ 0126

SALE DATE

08/02/1983

q/u

U

v/i

I

SALE PRICE

130

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

2015

2015

Total:

Code

325

325

325

332

Assessed Value

209,800

136,100

13,700

25,200

384,800

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

224,100

129,700

11,900

365,700

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

224,100

129,700

11,900

365,700

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

CA

NOTES

LAURIDSEN AUTO WORKS/NAPA AUTO PARTS

APPROAISED 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

194,300

15,500

13,700

136,100

0

384,800

C

0

384,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201402094

07/01/2014

6

SIGN

475

03/20/2015

100

03/20/2015

P3 AUTO DETAILING, NO

201201507

04/04/2012

6

SIGN

5,300

0

4'X24' & 4'X4' WALL (NO

277

08/29/2007

6

SIGN

1,000

0

FARE WITH FLAIR

276

08/29/2007

6

SIGN

2,700

0

FARE WITH FLAIR 3' X

266

08/22/2007

7

REMODEL

6,375

0

INTERIOR FOR RETAIL

19

02/06/2007

6

SIGN

5,000

0

5' X 25' WALL (NAPA)

209

08/19/1999

6

SIGN

1,500

0

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/20/2015

317

15

PERMIT VISIT

05/11/2012

317

15

PERMIT VISIT

12/26/2007

317

15

PERMIT VISIT

12/26/2007

317

15

PERMIT VISIT

05/24/2004

303

2

MEASURED

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

IND

21,780

SF

4.40

1.4200

E

1.0000

1.00

BG

1.00

1.00

6.25

136,100

Total Card Land Units:

0.50

AC

Parcel Total Land Area:

0.5 AC

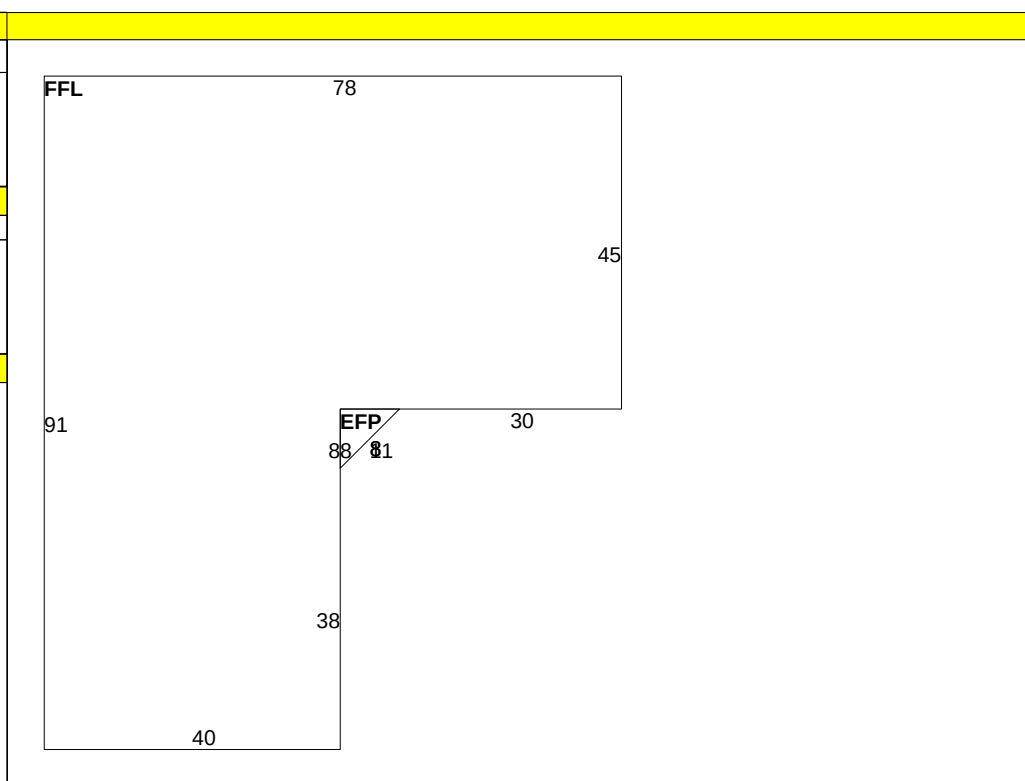
Total Land Value:

136,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	D+		FAIR (+)				
Stories	1.00		1 Story				
Occupancy	2			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	4		FLAT				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		54.94	
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS	Replace Cost		294,453	
Heating Type	1		FORCED H/A	AYB		1938	
AC Percent	0			EYB		1980	
FBM Sqft				Dep Code		GD	
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		34	
Full Baths	0			Functional ObsInc			
Half Baths	3			External ObsInc			
Extra Fixtures	3			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		66	
Foundation	6		SLAB	Apprais Val		194,300	
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	14,000	1.61	1950	A		AV	55	12,400
83	SIGN			L	23	28.75	1995	A		AV	55	400
88	FENCE-6			L	240	9.78	1960	A		FR	40	900
65	MEZ-UNF	EX	Extra Feature	B	1,296	17.25	1980	A	1	AV	66	14,800
65	MEZ-UNF	EX	Extra Feature	B	64	17.25	1980	A	1	AV	66	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
EFP	ENCL PORCH	0	32		17.17	549.94
FFL	1ST FLOOR	5,350	5,350		54.94	293,904.50
Ttl. Gross Liv/Lease Area:		5,350	5,382	5,360		294,454.44



VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	94		COMMERCIAL				
Grade	D		FAIR				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				332	AUTOREP		100
Roof Structure	7		SHED				
Roof Cover	10		ROLLED				
Interior Wall 1	5		MINIMUM				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		29.18	
Interior Floor 2				Replace Cost		44,944	
Heating Fuel	2		GAS	AYB		1948	
Heating Type	7		UNIT HTRS	EYB		1970	
AC Percent	0			Dep Code		FR	
FBM Sqft				Remodel Rating			
Bldg Use	332		AUTOREP	Year Remodeled			
Total Rooms	0			Dep %		44	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	1			Cost Trend Factor			
Extra Fixtures	0			Condition			
#Heat Sys	1			% Complete			
Frame	1		WOOD	Overall % Cond		56	
Bath Style	A		AVERAGE	Apprais Val		25,200	
Foundation	6		SLAB	Dep % Ovr		0	
Partitions	T		TYPICAL	Dep Ovr Comment			
Wall Height	10			Misc Imp Ovr		0	
FBM Quality				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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	1,540	1,540		29.18	44,944	
Ttl. Gross Liv/Lease Area:		1,540	1,540	1,540		44,944	

