

Property Location: 39 SPRUCE ST
Vision ID: 2223

Account #2262

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:340
Print Date: 11/25/2015 14:01

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
T + K REALTY LLC 105 HILLSIDE DR EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value		
						COMMERC.	340	885,400	885,400		
						COMM LAND	340	88,700	88,700		
						COMMERC.	340	4,700	4,700		
SUPPLEMENTAL DATA						Total				978,800	978,800
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380768_2848088			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)								
T + K REALTY LLC VERATTI THOMAS E +, CELLA		11919/ 131 06278/ 501 04117/ 0023	10/16/2001 11/03/1986 04/09/1975	U U U	I V I	100 70,000 0	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	340	885,400	2014	B	834,100	2013	B	867,100
								2015	340	88,700	2014	L	81,900	2013	L	81,900
								2015	340	4,700	2014	O	6,900	2013	O	7,000
								Total:			978,800	Total:	922,900	Total:	956,000	

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)					
0001/A							340		BA		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					

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		
158	06/01/1989	MN	Manual Note	270,000		0		ADDN	05/26/2004 06/06/1990			303 107	3 15	MEAS+INSPCTD PERMIT VISIT		

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	340	OFFICE	COM				12,022 SF	6.71	1.1000	D	1.0000	1.00	BA	1.00			1.00	7.38	88,700		
Total Card Land Units:			0.28		AC		Parcel Total Land Area:			0.28 AC			Total Land Value:							88,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	71		OFFICE						
Model	94		COMMERCIAL						
Grade	B-		GOOD (-)						
Stories	2.00		2 STORY						
Occupancy	2			MIXED USE					
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage		
Exterior Wall 2				340	OFFICE		100		
Roof Structure	4		FLAT						
Roof Cover	11		MEMBRANE						
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION					
Interior Wall 2				Adj. Base Rate:			63.27		
Interior Floor 1	4		CARPET	Replace Cost			985,163		
Interior Floor 2	14		ASPHL TILE				AYB		
Heating Fuel	2		GAS				EYB		
Heating Type	1		FORCED H/A				Dep Code		
AC Percent	100			Remodel Rating			AG		
FBM Sqft				Year Remodeled					
Bldg Use	340		OFFICE	Dep %			22		
Total Rooms	0			Functional Obslnc					
Bedrooms	0			External Obslnc					
Full Baths	0			Cost Trend Factor			1		
Half Baths	7			Condition					
Extra Fixtures	26			% Complete					
#Heat Sys	1			Overall % Cond			78		
Frame	2		STEEL	Apprais Val			768,400		
Bath Style	A		AVERAGE	Dep % Ovr			0		
Foundation	6		SLAB	Dep Ovr Comment					
Partitions	T		TYPICAL	Misc Imp Ovr			0		
Wall Height	12			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
85	PAVING			L	4,000	1.61	1987	A		AV	55	3,500
83	SIGN			L	10	28.75	1990	A		FR	40	100
02	SHED/FR			L	240	7.48	1990	A		AV	55	1,000
88	FENCE-6			L	22	9.78	1990	A		AV	55	100
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
61	ELEV-COMME			B	2	75,000.00	1992		1	AV	78	117,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	7,786	7,786		63.27	492,581	
SFL	2ND FLOOR	7,786	7,786		63.27	492,581	
Ttl. Gross Liv/Lease Area:		15,572	15,572	15,572		985,163	

