

Property Location: 296 NORTH MAIN ST
Vision ID: 253

Account #260

MAP ID:14/ 13A/ E/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use:340

Print Date:11/24/2015 16:13

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION		
LAPLANTE RAYMOND E + JAMES E WALSH + C C PECOUSIC ASSOCIATES PARTNERSHIP 94 MAPLE ST SUITE 1 EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value			
						COMMERC.	340	443,800	443,800			
						COMM LAND	340	150,600	150,600			
						COMMERC.	340	11,900	11,900			
SUPPLEMENTAL DATA						Total				606,300	606,300	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378845_2854094			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)								
LAPLANTE RAYMOND E + JAMES E WALSH + C C		05747/ 0504	01/17/1985	U	I	28,000	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	340	443,800	2014	B	442,100	2013	B	453,100
								2015	340	150,600	2014	L	143,700	2013	L	143,700
								2015	340	11,900	2014	O	12,600	2013	O	12,800
								Total:			606,300	Total:	598,400	Total:	609,600	

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 Appraised Bldg. Value (Card) 443,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 11,900 Appraised Land Value (Bldg) 150,600 Special Land Value 0 Total Appraised Parcel Value 606,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 606,300							
ASSESSING NEIGHBORHOOD																
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch								
0001/A						340		BG								

NOTES															
LAPLANTE ECT , TENANTS: AYSTA ENVIRONMENTAL CONSULTANTS, VALLEY PLANNING, INC., R.E. LAPLANTE CONSTRUCTION 4/15 RENO COMPLETE AS OBSERVED FROM DOOR STILL UNOCCUPIED (EDWARD JONES)															

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	
201502593	10/02/2015	6	SIGN	1,200	04/24/2015	0	04/24/2015	EDWARD JONES	04/24/2015			317	15	PERMIT VISIT	
201500610	03/27/2015	7	REMODEL	17,000		100		INT STE 22 EDWARD JONES	05/14/2004			303	3	MEAS+INSPCTD	
199	08/01/2001	8	RENOVATION	10,000		0		RENOVATE EXT. OFFICE	03/01/2002			105	15	PERMIT VISIT	
219	10/15/1997	6	SIGN	700		0		SIGN	01/13/1998			200	15	PERMIT VISIT	
13	01/01/1986	MN	Manual Note	0		0		SIGN	07/01/1992			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	340	OFFICE	COM				28,421	SF 3.73	1.4200	E	1.0000	1.00	BG	1.00			1.00	5.30	150,600
Total Card Land Units:			0.65		AC	Parcel Total Land Area:			0.65 AC						Total Land Value:			150,600	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description				
Style	71		OFFICE									
Model	94		COMMERCIAL									
Grade	B		GOOD									
Stories	3.00		3 STORY									
Occupancy	3				MIXED USE							
Exterior Wall 1	8		BRICK VENR		Code	Description			Percentage			
Exterior Wall 2					340	OFFICE			100			
Roof Structure	2		HIP									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	1		DRYWALL		COST/MARKET VALUATION							
Interior Wall 2					Adj. Base Rate:					75.09		
Interior Floor 1	4		CARPET		Replace Cost					561,726		
Interior Floor 2	6		CERAMIC TL		AYB					1984		
Heating Fuel	3		ELECTRIC		EYB					1993		
Heating Type	1		FORCED H/A		Dep Code					GD		
AC Percent	100				Remodel Rating							
FBM Sqft	3321				Year Remodeled							
Bldg Use	340		OFFICE		Dep %					21		
Total Rooms	0				Functional Obslnc							
Bedrooms	0				External Obslnc							
Full Baths	0				Cost Trend Factor					1		
Half Baths	6				Condition							
Extra Fixtures	1				% Complete							
#Heat Sys	1				Overall % Cond					79		
Frame	1		WOOD		Apprais Val					443,800		
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	3				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	12,000	1.61	1985	A		AV	55	10,600
84	SIGN-ILU			L	36	40.25	1997	G		GD	70	1,300
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value		
FFL	1ST FLOOR	3,321		3,321				75.09		249,364		
LLV	LOWR LEVEL	0		3,321				18.77		62,322		
OFF	OPEN PORCH	0		90				7.51		676		
SFL	2ND FLOOR	3,321		3,321				75.09		249,364		
Ttl. Gross Liv/Lease Area:				6,642		10,053		7,481		561,726		

41

32

5

OFF

181818

5

31

41

SFL

FFL

LLV

81

2008 10 13

