

Property Location: 45 FISHER AV
Vision ID: 283

Account #290

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 2

State Use:433
Print Date: 11/24/2015 16:20

CURRENT OWNER

SAGA COMMUNICATIONS OF NEW ENGLAND INC
45 FISHER AVE
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_378102_2853602

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

CURRENT ASSESSMENT

Description

INDUSTR.
IND LAND
INDUSTR.

Code
433
433

Appraised Value
246,800
153,000
55,200

Assessed Value
246,800
153,000
55,200

Total

455,000

455,000

1006
AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

SAGA COMMUNICATIONS OF NEW ENGLAND INC
SAGA COMMUNICATIONS OF NE
SAGA COMMUNICATIONS INC
SAGA COMMUNICATIONS LIMIT
SUNSHINE GROUP
NEW ENGLAND

BK-VOL/PAGE
09266/ 0190
08284/ 0495
08284/ 0493
07678/ 0289
06622/ 432
04861/ 0030

SALE DATE
10/02/1995
12/21/1992
12/21/1992
04/17/1991
09/15/1987
11/06/1979

q/u
U
U
U
U
U
U

v/i
I
I
I
I
I
I

SALE PRICE
1
1
1
1,070,000
412,500
0

V.C.
B
B
B
C
C
C

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

433

246,800

2014

B

234,800

2013

B

234,800

2015

433

153,000

2014

L

161,200

2013

L

161,200

2015

433

55,200

2014

O

57,100

2013

O

56,100

Total:

455,000

Total:

453,100

Total:

452,100

EXEMPTIONS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

OTHER ASSESSMENTS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
433

Batch
IA

NOTES

SALE INCLS 13-19-0 INT RENO 1992 95
SHED FOR TRANSMITTERSUB DIV #774 - ROCK
102 MODULAR ADDITION 2002

BUILDING PERMIT RECORD

Permit ID
Issue Date
Type
Description
Amount
Insp. Date
% Comp.
Date Comp.
Comments

VISIT/ CHANGE HISTORY

Date
Type
IS
ID
Cd.
Purpose/Result

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
1

433
433

R/TV TW
R/TV TW

IND
IND

40,000
1.38

SF
AC

3.10
48,000.00

0.7000
1.0000

B
0

1.0000
1.0000

1.00
1.00

IA
IA

1.00
1.00

1.00
1.00

2.17
48,000.00

86,800
66,200

Total Card Land Units: 2.30 AC

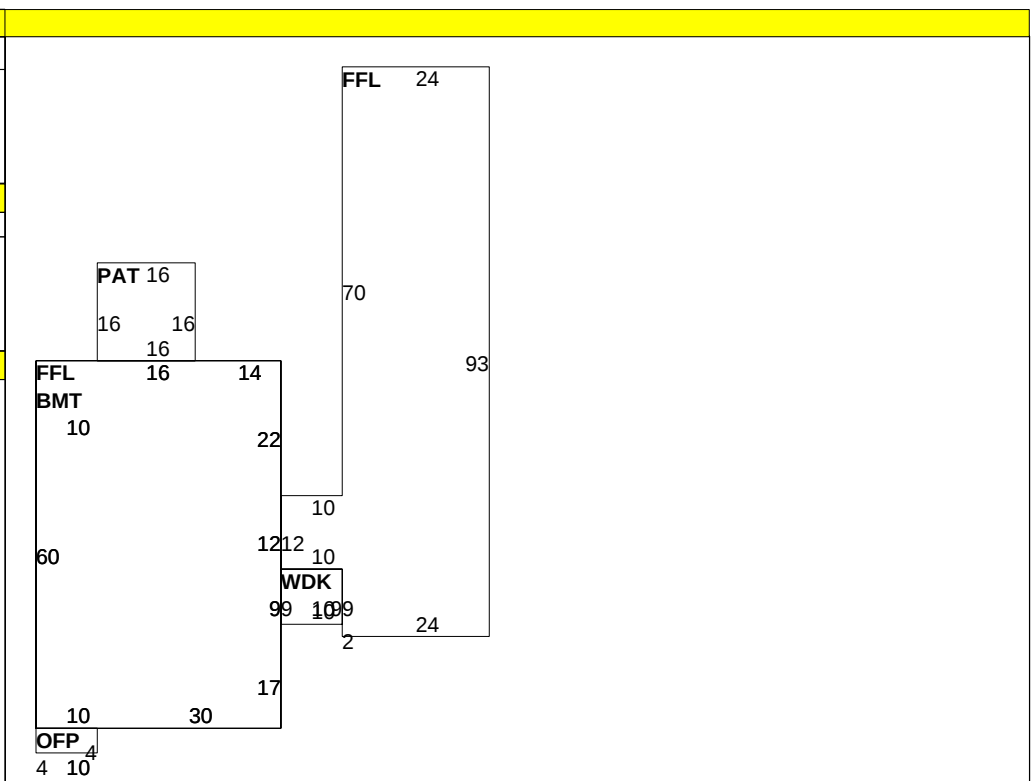
Parcel Total Land Area: 2.3 AC

Total Land Value: 153,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	96		INDUSTRIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	19		TEX 111	Code	Description		Percentage
Exterior Wall 2				433	R/TV TW		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			71.05
Interior Floor 2							
Heating Fuel	1		OIL	Replace Cost			373,881
Heating Type	1		FORCED H/A	AYB			1958
AC Percent	100			EYB			1980
FBM Sqft	1800			Dep Code			GD
Bldg Use	433		R/TV TW	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			34
Full Baths	0			Functional ObsInc			
Half Baths	4			External ObsInc			
Extra Fixtures	0			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			66
Foundation	1		CONCRETE	Apprais Val			246,800
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality	3			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
ANT	ANTENNA			L	640	57.50	1958	G		AV	60	27,600
02	SHED/FR			L	180	7.48	1980	A		AV	60	800
77	LITE-SIN			L	5	690.00	1958	A		AV	60	2,100
87	FENCE-4			L	388	6.90	1958	A		AV	60	1,600
85	PAVING			L	7,500	1.61	1958	A		AV	60	7,200
15	SHOP			L	440	32.78	1995	G		AV	60	10,800
66	CANOPY			L	64	40.25	1995	F		GD	70	1,600
14	SCRN HSE			L	160	14.95	2002	E		GD	70	2,900
72	TANK-AG			L	500	1.61	2012	A		GD	70	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,400		14.21	34,105	
FFL	1ST FLOOR	4,752	4,752		71.05	337,644	
OFP	OPEN PORCH	0	40		7.11	284	
PAT	PATIO	0	256		3.61	924	
WDK	WOOD DECK	0	90		10.26	924	
Ttl. Gross Liv/Lease Area:		4,752	7,538	5,262		373,881	



Property Location: 45 FISHER AV

MAP ID:14/ 7A/ A/ /

Bldg Name:

State Use:433

Vision ID: 283

Bldg #: 1 of 1

Sec #: 1 of 1

Card 2 of 2

Print Date:11/24/2015 16:20

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION					
SAGA COMMUNICATIONS OF NEW ENGLAND 45 FISHER AVE EAST LONGMEADOW, MA 01028 Additional Owners:											Description		Code		Appraised Value		Assessed Value							
SUPPLEMENTAL DATA																								
Other ID:																								
GIS ID: F_378102_2853602										ASSOC PID#														
Total										455,000								455,000						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
													Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													Total:				Total:				Total:			
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 Appraised Bldg. Value (Card) 246,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 55,200 Appraised Land Value (Bldg) 153,000 Special Land Value 0 Total Appraised Parcel Value 455,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 455,000												
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																
0001/A						433		IA																
NOTES																								
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				
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
Total Card Land Units:								0.00		AC	Parcel Total Land Area:2.3 AC				Total Land Value:								0	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																	
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description														
						MIXED USE																	
						Code	Description				Percentage												
						433	R/TV TW				100												
						COST/MARKET VALUATION																	
						Cost Trend Factor																	
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										
GEN	GENERATOR			B	1	0.00	1980	A	1		AV	0	0										
BUILDING SUB-AREA SUMMARY SECTION																							
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value												
Ttl. Gross Liv/Lease Area:				0		0	0						373,881										

No Photo On Record