

Property Location: 557 NORTH MAIN ST
Vision ID: 3

Account #3

MAP ID:1/ 12/ 7/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:313

Print Date:11/24/2015 15:08

CURRENT OWNER

KELLY FRADET LUMBER CO INC

P O BOX 277

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

313

115,800

115,800

COMM LAND

313

249,900

249,900

COMMERC.

313

44,400

44,400

Total

410,100

410,100

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_375786_2855951

Received

Prior ID

Owner Occ

Final Area

Current Ac.

ASSOC PID#

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

KELLY FRADET LUMBER CO INC

02061/ 0052

07/24/1950

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

313

115,800

2014

B

130,900

2013

B

130,900

2015

313

249,900

2014

L

238,600

2013

L

238,600

2015

313

44,400

2014

O

32,300

2013

O

32,300

Total:

410,100

Total:

401,800

Total:

401,800

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

313

BG

NOTES

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

115,800

0

44,400

249,900

0

410,100

C

0

410,100

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

01/20/2004

303

3

MEAS+INSPCTD

07/02/1992

107

3

MEAS+INSPCTD

04/23/1981

500

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

313

LUMBER

BUS

71,003

SF

2.48

1.4200

E

1.0000

1.00

BG

1.00

1.00

3.52

249,900

Total Card Land Units:

1.63

AC

Parcel Total Land Area:

1.63

AC

Total Land Value:

249,900

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	18		CORREG STL	Code	Description		Percentage
Exterior Wall 2				313	LUMBER		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		24.29	
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			206,815
Heating Type	1		FORCED H/A	AYB			1970
AC Percent	8			EYB			1970
FBM Sqft				Dep Code			FR
Bldg Use	313		LUMBER	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			44
Full Baths	0			Functional Obslnc			
Half Baths	1			External Obslnc			
Extra Fixtures	0			Cost Trend Fctor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			56
Foundation	6		SLAB	Apprais Val			115,800
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			0
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	50,000	1.61	1960	A		AV	55	44,300
88	FENCE-6			L	15	9.78	1960	A		AV	55	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	680		1.21	826	
FFL	1ST FLOOR	8,480	8,480		24.29	205,989	
Ttl. Gross Liv/Lease Area:		8,480	9,160	8,514		206,815	

