

Property Location: 270 BENTON DR
Vision ID: 5979

Account #6061

MAP ID:9/ 10/ 1/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:340

Print Date:12/01/2015 15:24

CURRENT OWNER		TOPO.	UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION								
BENTON DRIVE ASSOCIATES LLC 270 BENTON DR EAST LONGMEADOW, MA 01028 Additional Owners:								Description	Code	Appraised Value		Assessed Value													
								COMMERC.	340	456,600		456,600													
								COMM LAND	340	137,300		137,300													
								COMMERC.	340	20,400		20,400													
SUPPLEMENTAL DATA																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375776_2842297						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																			
									Total				614,300		614,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
BENTON DRIVE ASSOCIATES LLC BENTON DRIVE ASSOCIATES, NORTH DENSLOW ROAD				14331/ 54 07449/ 001 0/ 0		07/13/2004 05/08/1990		U	I	140,000 0		1	F	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
														2015	340	456,600		2014	B	432,200		2013	B	444,700	
														2015	340	137,300		2014	L	151,700		2013	L	151,700	
														2015	340	20,400		2014	O	20,800		2013	O	21,100	
														Total:		614,300		Total:		604,700		Total:		617,500	
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																									
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch											
0001/A										340				GG											
NOTES																									
TENANTS: ARRON-SMITH-CPA, JUNIOR ACHIEVEMENT, & MASSACHUSETTS LEISURE CORP.														Appraised Bldg. Value (Card) 456,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 20,400 Appraised Land Value (Bldg) 137,300 Special Land Value 0 Total Appraised Parcel Value 614,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 614,300											
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						
227	07/16/2010		12	REROOF		53,000			0					11/18/2010			317	15	PERMIT VISIT						
203	07/01/1994		MN	Manual Note		35,900			0			COMPLETION		05/10/2004			303	3	MEAS+INSPCTD						
106	05/01/1994		MN	Manual Note		47,149			0			ALTERATION		01/15/1995			107	15	PERMIT VISIT						
1	01/01/1991		MN	Manual Note		850			0			SIGN		01/17/1994			105	15	PERMIT VISIT						
175	07/01/1990		MN	Manual Note		500,000			0			OFFICE		03/12/1993			107	15	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		INDG				40,000 SF		3.10	0.7000	B	1.0000	1.00	GG	1.00					1.00	2.17	86,800		
1	340	OFFICE		INDG				1.08 AC		52,000.00	1.0000	0	1.0000	0.90	GG	1.00	SHP1				1.00	46,800.00	50,500		
Total Card Land Units:				2.00		AC		Parcel Total Land Area:				2 AC				Total Land Value:								137,300	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 STORY				
Occupancy	3			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	24		REIN.CONCR	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:		65.29	
Interior Floor 1	4		CARPET				
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A	Replace Cost		585,365	
AC Percent	100			AYB		1990	
FBM Sqft				EYB		1992	
Bldg Use	340		OFFICE	Dep Code		AV	
Total Rooms	0			Remodel Rating			
Bedrooms	0			Year Remodeled			
Full Baths	0			Dep %		22	
Half Baths	6			Functional ObsInc			
Extra Fixtures	6			External ObsInc			
#Heat Sys	1			Cost Trend Factor		1	
Frame	2		STEEL	Condition			
Bath Style	A		AVERAGE	% Complete			
Foundation	6		SLAB	Overall % Cond		78	
Partitions	T		TYPICAL	Apprais Val		456,600	
Wall Height	12			Dep % Ovr		0	
FBM Quality				Dep Ovr Comment			
				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
77	LITE-SIN			L	8	690.00	1990	A		AV	55	3,000
85	PAVING			L	14,000	1.61	1990	A		GD	70	15,800
84	SIGN-ILU			L	44	40.25	1990	A		GD	70	1,200
88	FENCE-6			L	32	9.78	1990	A		AV	55	200
83	SIGN			L	8	28.75	2000	A		GD	70	200
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	8,951	8,951		65.29	584,386
OFP	OPEN PORCH	0	148		6.62	979

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