

Property Location: 126 INDUSTRIAL DR
Vision ID: 5983

Account #6066

MAP ID:9/ 3/ 18/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 2

State Use:352

Print Date:12/01/2015 15:25

CURRENT OWNER

INDUSTRIAL DRIVE ASSOCIATES LLC
C/O THE ARBORS KIDS
126 INDUSTRIAL DR
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_376282_2843563

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

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

352

2,555,200

2,555,200

COMM LAND

352

296,000

296,000

COMMERC.

352

71,200

71,200

Total

2,922,400

2,922,400

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

INDUSTRIAL DRIVE ASSOCIATES LLC
WB REAL ESTATE HOLDINGS LLC,C/O WESTFIEL
MICHAEL JR REALTY LLC,
MOREHARDT ROBERT C SR +,

19716/ 186
18757/ 568
17773/ 562
06276/ 471

03/06/2013
05/02/2011
05/04/2009
10/31/1986

U
U
U
U

I
I
I
V

1,025,000
100
100
111,600

10
B
B
B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

352

2,510,700

2014

B

996,900

2013

B

1,017,800

2015

352

296,000

2014

L

332,500

2013

L

332,500

2015

352

37,800

2014

O

34,100

2013

O

34,700

Total:

2,844,500

Total:

1,363,500

Total:

1,385,000

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

400

GG

NOTES

ARBORS KIDS FULLY OCCUPIED 4/2014
DANCE STUDIO/SOCCOR FIELD/GYMNASIUM
CAFETERIA (POOL NOT CONFIRMED)
3 BB COURTS (2 INT, 1 EXT)

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)2,499,300
Appraised XF (B) Value (Bldg)55,900
Appraised OB (L) Value (Bldg)71,200
Appraised Land Value (Bldg)296,000
Special Land Value0
Total Appraised Parcel Value2,922,400
Valuation Method:C
Adjustment:0
Net Total Appraised Parcel Value2,922,400

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201502582

09/21/2015

9

ALTERATION

2,700

0

FIRE SPRINKLER UPD

201502492

09/04/2015

8

RENOVATION

29,100

0

ADD CLASS RM SPACE

201402424

09/03/2014

GEN

GENERATOR

22,000

05/01/2015

100

05/01/2015

201402399

09/02/2014

12

REROOF

120,400

0

201301721

06/20/2013

6

SIGN

7,000

04/04/2014

100

04/04/2014

5 SIGNS TOTAL

201300494

02/22/2013

7

REMODEL

440,000

04/04/2014

100

04/04/2014

OC 8/9/2013 FULL INT

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/08/2015

317

15

PERMIT VISIT

05/01/2015

317

15

PERMIT VISIT

03/19/2015

317

15

PERMIT VISIT

04/04/2014

317

15

PERMIT VISIT

08/23/2013

317

14

INSPECTED

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

352

DAYCARE

INDG

70,000

SF

2.48

0.7000

B

1.0000

1.00

GG

1.00

1.00

1.74

121,800

1

352

DAYCARE

INDG

3.35

AC

52,000.00

1.0000

0

1.0000

1.00

GG

1.00

1.00

52,000.00

174,200

Total Card Land Units:4.96 AC

Parcel Total Land Area:4.96 AC

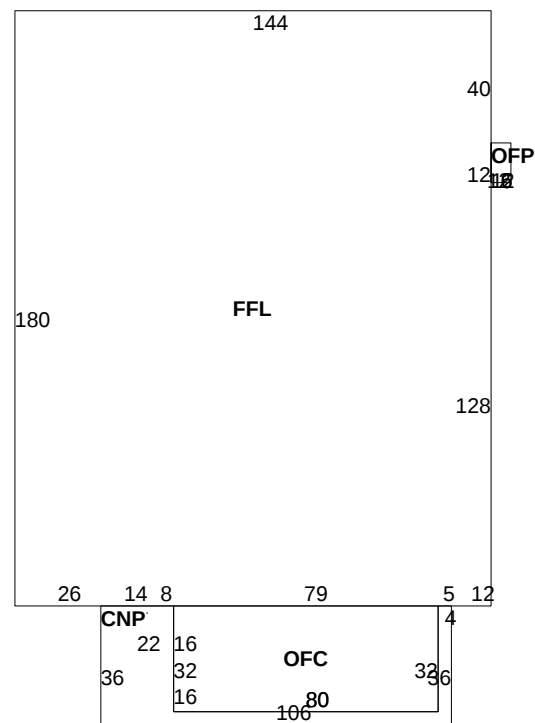
Total Land Value:296,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	58		SCHOOL				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	22		STEEL	352	DAYCARE		100
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:			97.27
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A	Replace Cost			2,776,952
AC Percent	100			AYB			1987
FBM Sqft				EYB			2004
Bldg Use	352		DAYCARE	Dep Code			VG
Total Rooms	0			Remodel Rating			
Bedrooms	0			Year Remodeled			
Full Baths	2			Dep %			10
Half Baths	5			Functional ObsInc			
Extra Fixtures	10			External ObsInc			
#Heat Sys	1			Cost Trend Factor			1
Frame	2		STEEL	Condition			
Bath Style	G		GOOD	% Complete			
Foundation	6		SLAB	Overall % Cond			90
Partitions	T		TYPICAL	Apprais Val			2,499,300
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
85	PAVING	OB	Outbuilding Extra Feature	L	30,000	1.61	1987	A	1	AV	55	26,600
78	LITE-DBL			L	3	920.00	1987	A		AV	55	1,500
87	FENCE-4			L	800	6.90	2013	G		GD	70	4,800
88	FENCE-6			L	180	9.78	2013	G		GD	70	1,500
28	B-BALL C			L	3	0.00	2013	E		EX	90	3,200
83	SIGN			L	8	28.75	2013	A		GD	70	200
02	SHED/FR			L	320	7.48	2014	A		GD	70	1,700
11	POOL I-V			L	1,248	29.00	2014	G		GD	70	31,700
65	MEZ-UNF			EX	B	2,000	17.25	2004		A	AV	90

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	1,256		4.88	6,128
FFL	1ST FLOOR	25,920	25,920		97.27	2,521,142
OFC	OFFICE	2,560	2,560		97.27	249,002
OPF	OPEN PORCH	0	72		9.46	681

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CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT									
INDUSTRIAL DRIVE ASSOCIATES LLC C/O THE ARBORS KIDS 126 INDUSTRIAL DR EAST LONGMEADOW, MA 01028 Additional Owners:																										Description				Code		Appraised Value		Assessed Value	
										SUPPLEMENTAL DATA																									
Other ID:										ASSOC PID#																									
GIS ID: F_376282_2843563										ASSOC PID#								Total				2,922,400		2,922,400											
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																									
NBHD/ SUB		NBHD Name				Street Index Name														Tracing				Batch											
0001/A																				400				GG											
NOTES																																			
										Total Appraised Parcel Value 2,922,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 2,922,400																									
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:				4.96 AC				Total Land Value:										0				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																		
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description															
						MIXED USE																		
						Code	Description				Percentage													
						352	DAYCARE				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												
64	MEZ-FIN			B	1,000	27.60	2004	A	1	AV	90	24,800												
GEN	GENERATOR			B	1	0.00	2004	A	1		100	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				2,776,952												

No Photo On Record