Property Location: 41 BENTON DR | MAP ID: 9/ 9/ 13/ / | Bldg Name: | State Use: 400

Vision ID: 5988 | Account #6071 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/01/2015 15:27

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MCGILL REALTY MANAGEMENT CO		1 TYPCL		
38 STONEGATE CR				
WILBRAHAM, MA 01095				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_375712_2842713	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
INDUSTR.	400	633,200	633,200
IND LAND	400	167,900	167,900
INDUSTR.	400	19,200	19,200
Total		820,300	820,300

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MCGILL REALTY MANAGEMENT COMPANY LLC	11019/ 284	11/30/1999	U	I	1	B
MCGILL HARRY C,	09453/ 0449	04/18/1996	U	I	250,000	A
MCGILL HARRY A + DOROTHY	04957/ 0083	06/23/1980	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	400	633,200	2014	B	679,800	2013	B	682,900
2015	400	167,900	2014	L	185,600	2013	L	185,600
2015	400	19,200	2014	O	20,000	2013	O	20,200
	Total:	820,300		Total:	885,400		Total:	888,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	627,400
Appraised XF (B) Value (Bldg)	5,800
Appraised OB (L) Value (Bldg)	19,200
Appraised Land Value (Bldg)	167,900
Special Land Value	0
Total Appraised Parcel Value	820,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	820,300

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			400	GG

NOTES

MCGILL HOSE + COUPLING

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201303222	12/30/2013	GEN	GENERATOR	15,000	04/22/2014	100	04/22/2014	
19	02/28/1996	MN	Manual Note	473,105		0		ADDITION

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/22/2014			105	15	PERMIT VISIT
05/07/2004			303	3	MEAS+INSPCTD
12/12/1996			200	3	MEAS+INSPCTD
01/09/1981			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	400	FACTORY	INDG				40,000	SF	3.10	0.7000	B	1.0000	1.00	GG	1.00			1.00	2.17	86,800
1	400	FACTORY	INDG				1.56	AC	52,000.00	1.0000	0	1.0000	1.00	GG	1.00			1.00	52,000.00	81,100

Total Card Land Units: 2.48 AC | Parcel Total Land Area: 2.48 AC | Total Land Value: 167,900

Property Location: 41 BENTON DR | **MAP ID:** 9/ 9/ 13/ / | **Bldg Name:** | **State Use:** 400

Vision ID: 5988 | **Account** #6071 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/01/2015 15:27

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	43		WAREHOUSE
Model	96		INDUSTRIAL
Grade	C		AVERAGE
Stories	1.00		1 Story
Occupancy	1		
Exterior Wall 1	18		CORREG STL
Exterior Wall 2			
Roof Structure	4		FLAT
Roof Cover	9		METAL
Interior Wall 1	5		MINIMUM
Interior Wall 2	1		DRYWALL
Interior Floor 1	12		CONCRETE
Interior Floor 2	4		CARPET
Heating Fuel	2		GAS
Heating Type	1		FORCED H/A
AC Percent	10		
FBM Sqft			
Bldg Use	400		FACTORY
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	4		
Extra Fixtures	6		
#Heat Sys	1		
Frame	2		STEEL
Bath Style	A		AVERAGE
Foundation	6		SLAB
Partitions	T		TYPICAL
Wall Height	20		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

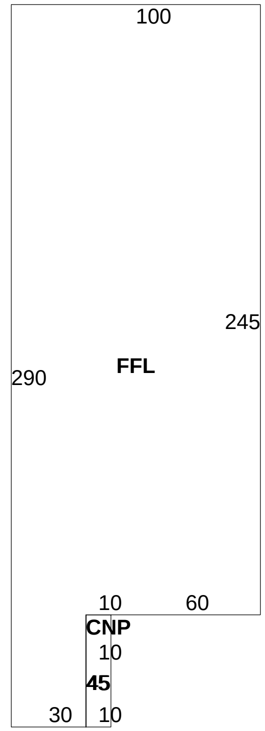
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
400	FACTORY	100

COST/MARKET VALUATION

Adj. Base Rate:	30.70
Replace Cost	794,200
AYB	1980
EYB	1993
Dep Code	GV
Remodel Rating	
Year Remodeled	
Dep %	21
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	79
Apprais Val	627,400
Dep % Ovr	0
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			L	15,000	1.61	1996	A		GD	70	16,900
83	SIGN			L	12	28.75	1996	A		GD	70	200
86	CONC PAV			L	1,500	2.30	1996	A		AV	60	2,100
PSP	PARTIAL SPRI			L	1	1.00	1996	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	2	3,680.00	1993	A	1	AV	79	5,800
GEN	GENERATOR			B	1	0.00	1993	A	1		100	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	450		1.57	706
FFL	1ST FLOOR	25,850	25,850		30.70	793,494
	Ttl. Gross Liv/Lease Area:	25,850	26,300	25,873		794,200