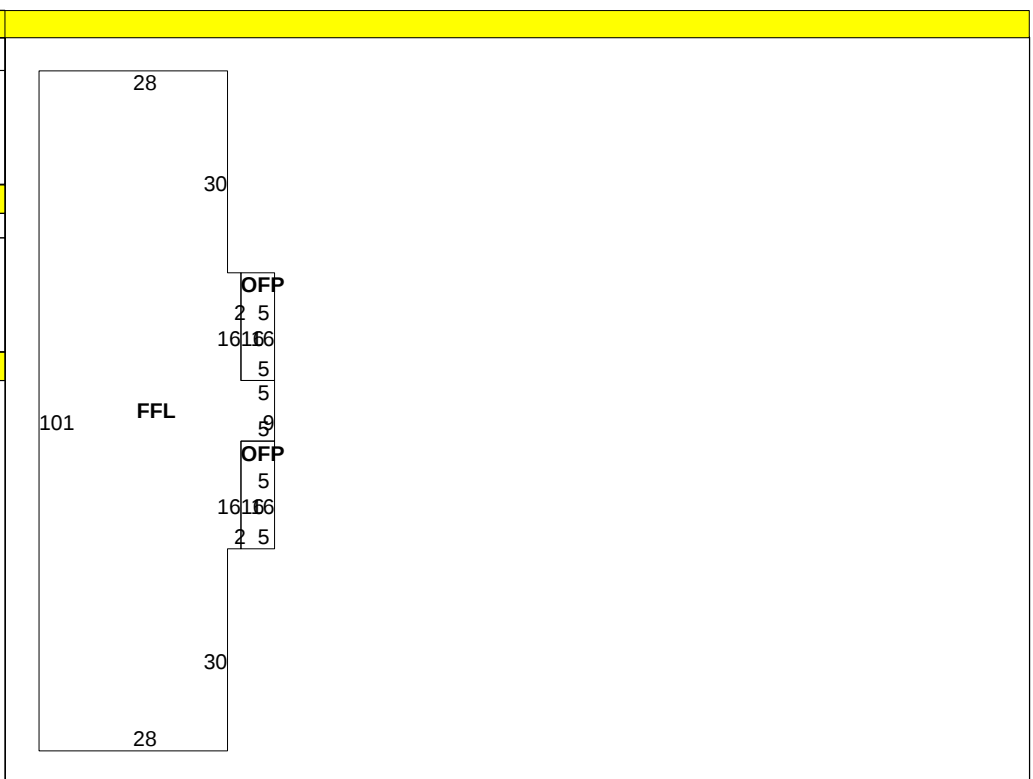


Property Location: 31 HARKNESS AV										MAP ID:12/ 33/ 0/ /										Bldg Name:										State Use:326																													
Vision ID: 63										Account #64										Bldg #: 1 of 4										Sec #: 1 of 1										Card 1 of 4										Print Date:11/24/2015 15:21									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA 																			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description			
Style	74		RESTAURANT							
Model	94		COMMERCIAL							
Grade	B-		GOOD (-)							
Stories	1.00		1 STORY							
Occupancy	1			MIXED USE						
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage			
Exterior Wall 2				326	RST/BAR		100			
Roof Structure	3		GAMBREL		COST/MARKET VALUATION					
Roof Cover	1		ASPHALT SH	Adj. Base Rate:						
Interior Wall 1	1		DRYWALL		79.68					
Interior Wall 2				Replace Cost						
Interior Floor 1	4		CARPET		236,724					
Interior Floor 2	6		CERAMIC TL	AYB						
Heating Fuel	2		GAS		1987					
Heating Type	1		FORCED H/A	EYB						
AC Percent	100				2000					
FBM Sqft				Dep Code						
Bldg Use	326		RST/BAR		GD					
Total Rooms	0			Remodel Rating						
Bedrooms	0			Year Remodeled						
Full Baths	0			Dep %						
Half Baths	2				14					
Extra Fixtures	4			Functional Obslnc						
#Heat Sys	1			External Obslnc						
Frame	1		WOOD	Cost Trend Factor						
Bath Style	A		AVERAGE		1					
Foundation	6		SLAB	Condition						
Partitions	T		TYPICAL	% Complete						
Wall Height	12			Overall % Cond						
FBM Quality					86					
				Apprais Val						
					203,600					
				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
77	LITE-SIN			L	4	690.00	1987	A		AV	55	1,500
78	LITE-DBL			L	4	920.00	1987	A		AV	55	2,000
83	SIGN			L	74	28.75	1987	A		AV	55	1,200
85	PAVING			L	57,000	1.61	1987	A		AV	55	50,500
88	FENCE-6			L	672	9.78	1987	A		AV	55	3,600
81	COOLER	EX	Extra Feature	B	96	46.00	2000	A	1	GD	81	3,600
82	FREEZER			B	96	69.00	2000	A	1	GD	81	5,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,955	2,955		79.68	235,449	
OFF	OPEN PORCH	0	160		7.97	1,275	
Ttl. Gross Liv/Lease Area:		2,955	3,115	2,971		236,724	

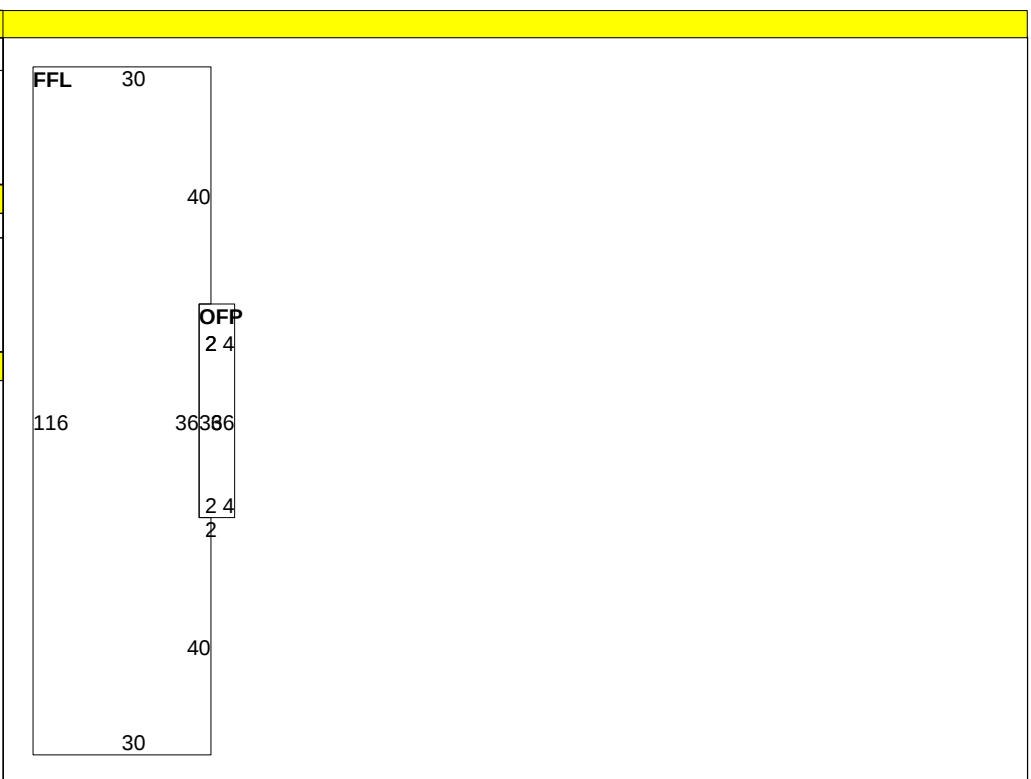


Property Location: 33 HARKNESS AV										MAP ID:12/ 33/ 0/ /										Bldg Name:										State Use:326																													
Vision ID: 63										Account #64										Bldg #: 2 of 4										Sec #: 1 of 1										Card 2 of 4										Print Date:11/24/2015 15:21									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA 																			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	3			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		100
Roof Structure	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:		80.46	
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost		275,994	
Heating Type	1		FORCED H/A	AYB		1987	
AC Percent	100			EYB		1995	
FBM Sqft				Dep Code		GD	
Bldg Use	323		SHOPCTR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		19	
Full Baths	0			Functional Obslnc		40	
Half Baths	6			External Obslnc			
Extra Fixtures	2			Cost Trend Factor			
#Heat Sys	3			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		81	
Foundation	6		SLAB	Apprais Val		223,600	
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
02	SHED/FR			L	180	7.48	2000	A		AV	55	700
02	SHED/FR			L	48	7.48	2000	A		AV	55	200
81	COOLER	EX	Extra Feature	B	72	46.00	1995	A	1	GD	81	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	3,408	3,408		80.46	274,224
OFP	OPEN PORCH	0	216		8.20	1,770
Ttl. Gross Liv/Lease Area:		3,408	3,624	3,430		275,994



Property Location: 35 HARKNESS AV

Vision ID: 63

Account #64

Bldg #: 3 of 4

Bldg Name:

Sec #: 1 of 1

Card 3 of 4

State Use:326

Print Date: 11/24/2015 15:21

COUNTRY DEVELOPMENT CORP

37 HARKNESS AVE

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_377035_2856102

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

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	323	504,200	504,200
COMMERC.	323	900	900
COMMERC.	325	194,300	194,300
COMMERC.	326	212,600	212,600
COMM LAND	326	317,400	317,400
COMMERC.	326	58,800	58,800
Total		1,288,200	1,288,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

COUNTRY DEVELOPMENT CORP

PERELLA

COUNTRY DEV

PERELLA CAR

06565/ 27

06565/ 25

6275/ 510

05312/ 0298

07/21/1987

07/21/1987

10/31/1986

09/23/1982

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PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	323	504,200	2014	B	933,400	2013	B	945,000
2015	323	900	2014	L	303,000	2013	L	303,000
2015	325	194,300	2014	O	56,300	2013	O	57,400
2015	326	212,600						
2015	326	317,400						
2015	326	58,800						
Total:		1,288,200	Total:		1,292,700	Total:		1,305,400

EXEMPTIONS

OTHER ASSESSMENTS

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

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			326	BG

NOTES

BEAUTY SALON/SPA-VISUAL CHANGES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	194,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,288,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,288,200

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
05/17/2013			105	15	PERMIT VISIT
02/15/2012			317	15	PERMIT VISIT
02/15/2012			317	15	PERMIT VISIT
02/10/2012			317	15	PERMIT VISIT
11/23/2010			311	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
3	325	STORE	BUS				0 SF	0.00	1.4200	E	1.0000	1.00	BG	1.00			.00	0.00	0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

2.07 AC

Total Land Value:

0

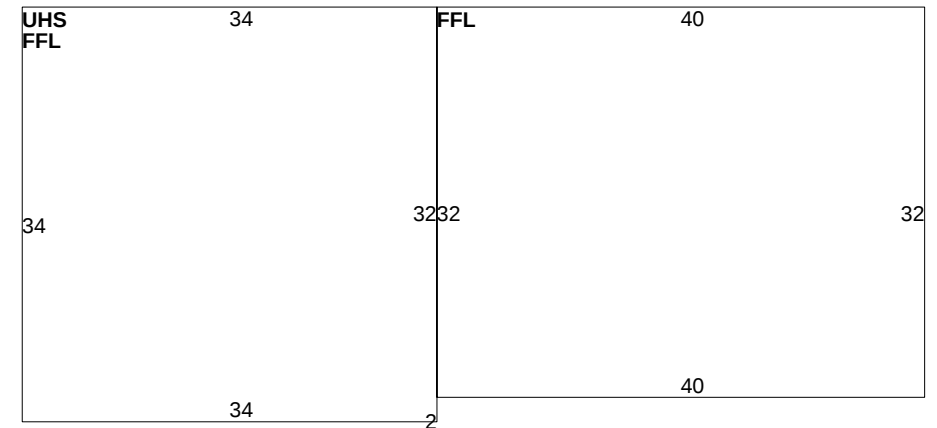
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.50		1 1/2 STORIES				
Occupancy	1			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			86.20
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			239,888
Heating Type	1		FORCED H/A	AYB			1987
AC Percent	100			EYB			1995
FBM Sqft				Dep Code			GD
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			19
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	12			Cost Trend Factor			
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			81
Foundation	6		SLAB	Apprais Val			194,300
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
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
CVAC	CENTRAL VAC			B	1	1.00	1995	A	1	AV	81	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	2,436	2,436		86.20	209,977
UHS	UNFIN HALF STORY	0	1,156		25.87	29,911

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<i>Ttl. Gross Liv/Lease Area:</i>	2,436	3,592	2,783		239,888



Property Location: 37 HARKNESS AV

Vision ID: 63

Account #64

Bldg #: 4 of 4

Sec #: 1 of 1

Card 4 of 4

MAP ID:12/ 33/ 0/ /

Bldg Name:

State Use:326

Print Date:11/24/2015 15:21

COUNTRY DEVELOPMENT CORP

37 HARKNESS AVE

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_377035_2856102

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

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	323	504,200	504,200
COMMERC.	323	900	900
COMMERC.	325	194,300	194,300
COMMERC.	326	212,600	212,600
COMM LAND	326	317,400	317,400
COMMERC.	326	58,800	58,800
Total		1,288,200	1,288,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

COUNTRY DEVELOPMENT CORP

PERELLA

COUNTRY DEV

PERELLA CAR

06565/ 27

06565/ 25

6275/ 510

05312/ 0298

07/21/1987

07/21/1987

10/31/1986

09/23/1982

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PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	323	504,200	2014	B	933,400	2013	B	945,000
2015	323	900	2014	L	303,000	2013	L	303,000
2015	325	194,300	2014	O	56,300	2013	O	57,400
2015	326	212,600						
2015	326	317,400						
2015	326	58,800						
Total:		1,288,200	Total:		1,292,700	Total:		1,305,400

EXEMPTIONS

OTHER ASSESSMENTS

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

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			326	BG

NOTES

1 FHA SYSTEM IS SHARED BETWEEN PERELLA TENANTS:
DAVRIEL JEWELERS, PERELLA REAL ESTATE,
THE CASHMERE SALE

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	277,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,288,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,288,200

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
05/17/2013			105	15	PERMIT VISIT
02/15/2012			317	15	PERMIT VISIT
02/15/2012			317	15	PERMIT VISIT
02/10/2012			317	15	PERMIT VISIT
11/23/2010			311	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
4	323	SHOPCTR	BUS				0 SF	0.00	1.4200	E	1.0000	1.00	BG	1.00			.00	0.00	0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

2.07 AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	2.00		2 STORY				
Occupancy	4			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			73.89
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			338,921
Heating Type	1		FORCED H/A	AYB			1988
AC Percent	100			EYB			1996
FBM Sqft				Dep Code			GD
Bldg Use	323		SHOPCTR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			18
Full Baths	0			Functional Obslnc			
Half Baths	4			External Obslnc			
Extra Fixtures	2			Cost Trend Factor			
#Heat Sys	3			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			82
Foundation	6		SLAB	Apprais Val			277,900
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,260	2,260		73.89	166,985	
OFF	OPEN PORCH	0	665		7.44	4,950	
SFL	2ND FLOOR	2,260	2,260		73.89	166,985	
Ttl. Gross Liv/Lease Area:		4,520	5,185	4,587		338,921	

