

Property Location: 618-634 NORTH MAIN ST

Account #8

MAP ID:1/ 17/ 49/ /

Bldg Name:

State Use:323

Vision ID: 8

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 2

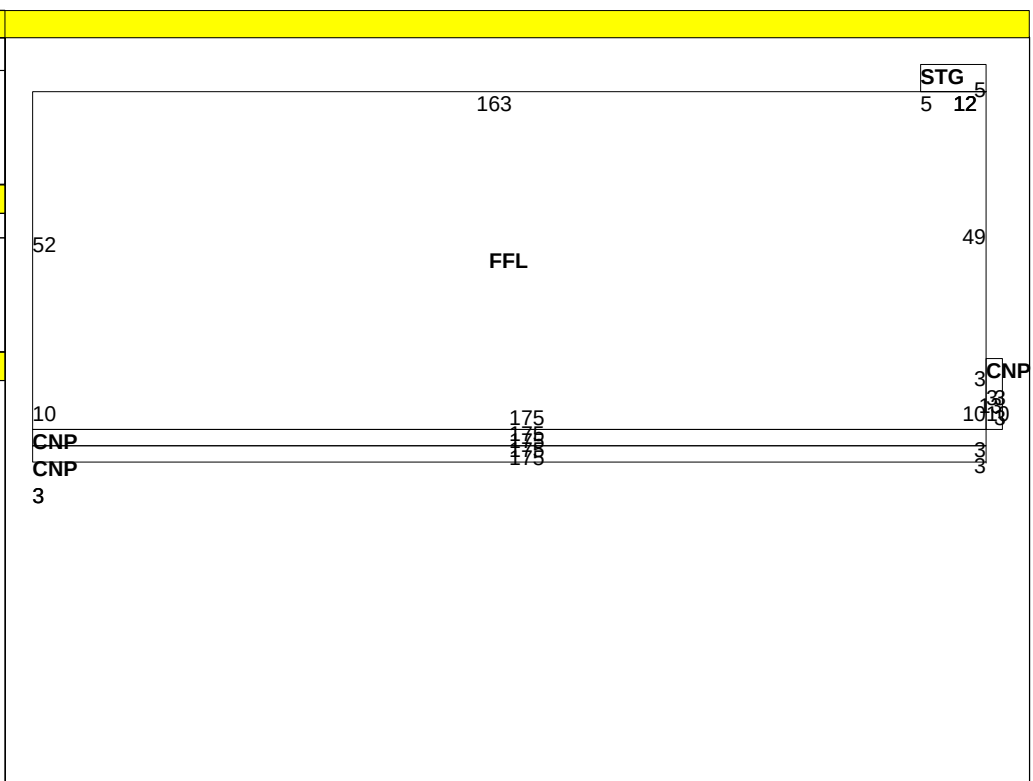
Print Date: 11/24/2015 15:09

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
PRIDE PLAZAS INC					1 TYPCL						Description		Code						Appraised Value		Assessed Value			
			246 COTTAGE ST									COMMERC.		323					721,900		721,900			
												COMM LAND		323					206,800		206,800			
SPRINGFIELD, MA 01109													COMMERC.		323		197,900		197,900					
Additional Owners:			SUPPLEMENTAL DATA								Total				1,126,600		1,126,600							
			Other ID:				Received																	
			SP Permit				Prior ID																	
			Chapter Land				Owner Occ																	
			OC Dates				Final Area																	
			In+Ex FY				Current Ac.																	
			Mailed				ASSOC PID#																	
			GIS ID: F_374637_2855843																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
PRIDE PLAZAS INC				6349/ 73		12/31/1986		U	I	1		F	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	323	721,900		2014	B	664,900		2013	B	664,900	
													2015	323	206,800		2014	L	196,500		2013	L	196,500	
													2015	323	197,900		2014	O	223,300		2013	O	226,400	
													Total:		1,126,600		Total:		1,084,700		Total:		1,087,800	
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 Bldg. Value (Card) 694,400												
NBHD/ SUB		NBHD Name				Street Index Name		Tracing		Batch														
0001/A								323		BG														
NOTES												Appraised XF (B) Value (Bldg) 27,500												
JBS ICE CREAM/DANCE THREADS/DANCE																								
CONNECTION/PRIDE COVENIENCE STORE																								
W/SUBWAY INSIDE/LUX BOUTIQUE/JOSEPH												Appraised OB (L) Value (Bldg) 197,900												
STEVENS SALON																								
												Appraised Land Value (Bldg) 206,800												
												Special Land Value 0												
												Total Appraised Parcel Value 1,126,600												
												Valuation Method: C												
												Adjustment: 0												
												Net Total Appraised Parcel Value 1,126,600												
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				
201500985		04/27/2015		6	SIGN		3,000			0			TRANQUILITY NAILS		04/11/2014			317	15	PERMIT VISIT				
201300676		03/08/2013		7	REMODEL		7,500			0			PRIDE INTERIOR INCL		05/10/2013			105	15	PERMIT VISIT				
93		04/14/2010		7	REMODEL		12,000			0			REMOVE WALL TO CO		05/10/2013			AO						
12		01/24/2003		4	ADDITION		500			0					03/02/2012			317	15	PERMIT VISIT				
14		01/26/1999		6	SIGN		2,000			0					11/18/2010			311	15	PERMIT VISIT				
275		12/01/1998		19	CANOPY		50			0			OC 8/3/99											
270		11/13/1998		6	SIGN		500			0														
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	323	SHOPCTR			BUS				53,579	SF	2.72	1.4200	E	1.0000	1.00	BG	1.00					1.00	3.86	206,800
Total Card Land Units:					1.23		AC	Parcel Total Land Area:					1.23 AC					Total Land Value:					206,800	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	76		SHOP CTR				
Model	94		COMMERCIAL				
Grade	B		GOOD				
Stories	1.00		1 STORY				
Occupancy	7			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	323	SHOPCTR		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		93.44	
Interior Floor 1	4		CARPET				
Interior Floor 2	14		ASPHL TILE	Replace Cost		1,021,152	
Heating Fuel	2		GAS	AYB		1973	
Heating Type	1		FORCED H/A	EYB		1982	
AC Percent	100			Dep Code		AG	
FBM Sqft				Remodel Rating			
Bldg Use	323		SHOPCTR	Year Remodeled			
Total Rooms	0			Dep %		32	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	15			Cost Trend Factor		1	
Extra Fixtures	2			Condition			
#Heat Sys	8			% Complete			
Frame	2		STEEL	Overall % Cond		68	
Bath Style	A		AVERAGE	Apprais Val		694,400	
Foundation	6		SLAB	Dep % Ovr		0	
Partitions	T		TYPICAL	Dep Ovr Comment			
Wall Height	12			Misc Imp Ovr		0	
FBM Quality				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	38,000	1.61	1999	A		AV	55	33,600
84	SIGN-ILU			L	84	40.25	1999	G		GD	70	3,000
71	TANK-IG			L	6,000	1.55	1999	V		GD	70	9,800
71	TANK-IG			L	12,000	1.55	1999	E		AV	55	17,900
66	CANOPY			L	2,100	40.25	1999	V		AV	55	69,700
70	PUMP-DBL			L	8	3,680.00	1999	E		AV	55	28,300
71	TANK-IG			L	15,000	1.55	1999	E		AV	55	22,400
86	CONC PAV			L	3,000	2.30	1999	E		AV	55	6,600
77	LITE-SIN			L	2	690.00	1973	A		AV	55	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	1,089		4.63	5,046
FFL	1ST FLOOR	10,850	10,850		93.44	1,013,863
STG	STORAGE	0	60		37.38	2,243
Ttl. Gross Liv/Lease Area:		10,850	11,999	10,928		1,021,152



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PRIDE PLAZAS INC 246 COTTAGE ST SPRINGFIELD, MA 01109 Additional Owners:										Description		Code		Appraised Value		Assessed Value										
		SUPPLEMENTAL DATA																								
		Other ID:																								
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													Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
													Total:				Total:				Total:					
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Total Card Land Units:									0.00		AC	Parcel Total Land Area:				1.23 AC				Total Land Value:						0

No Photo On Record