

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																									
MOBEEN SYED 171 PLEASANT ST EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value																			
																				COMMERC.		325		268,300		268,300																			
																				COMM LAND		325		125,600		125,600																			
																				COMMERC.		325		11,000		11,000																			
SUPPLEMENTAL DATA																VISION																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374071_2856161								Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																																					
								Total																404,900		404,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																									
MOBEEN SYED D B COMPANIES INC. DAIRY MART INC #808				14601/ 143 09904/ 0584 04251/ 0190				11/01/2004 06/23/1997 04/08/1976				U		I		403,608 157,063 0		V		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
																				2015		325		268,300		2014		B		272,300		2013		B		253,800									
																				2015		325		125,600		2014		L		119,800		2013		L		119,800									
																				2015		325		11,000		2014		O		10,400		2013		O		10,600									
																Total:		404,900		Total:		402,500		Total:		384,200																			
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:																		APPRAISED VALUE SUMMARY																							
NBHD/ SUB				NBHD Name				Street Index Name				Tracing				Batch				Appraised Bldg. Value (Card)								257,100																	
0001/A												325				BG				Appraised XF (B) Value (Bldg)								11,200																	
NOTES																Appraised OB (L) Value (Bldg)								11,000																					
C-MART, VILLA NAPOLETANA RESTAURANT AREA 40X75 (10/29/2012 FIRE, CONTAINED TO STORAGE UNIT OUTSIDE OF VILLA NAPOLETANA). REPAIRED 2013																Appraised Land Value (Bldg)								125,600																					
																Special Land Value								0																					
																Total Appraised Parcel Value								404,900																					
																Valuation Method:								C																					
																Adjustment:								0																					
																Net Total Appraised Parcel Value								404,900																					
																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																	
201203387		11/01/2012		42		REPAIRS		40,000				0				FIRE DAMAGE REPAIR		05/10/2013						105		15		PERMIT VISIT																	
114		05/05/2005		6		SIGN		400				0				4' X 16' WALL ON WAL		11/10/2005						311		15		PERMIT VISIT																	
113		05/05/2005		6		SIGN		400				0				8' WALL ON BUILDING		11/10/2005						311		15		PERMIT VISIT																	
112		05/05/2005		6		SIGN		400				0				8' X 4' POLE REPLACE		11/10/2005						311		15		PERMIT VISIT																	
8		01/15/2003		4		ADDITION		30,000				0				OC 3/28/2003		04/27/2004						303		3		MEAS+INSPCTD																	
125		06/15/1998		6		SIGN		200				0				98 BP NVC																													
281		11/07/1996		6		SIGN		800				0				SIGN																													
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		325		STORE		BUS								17,059		SF		5.18		1.4200		E		1.0000		1.00		BG		1.00						1.00		7.36		125,600					
Total Card Land Units:												0.39		AC		Parcel Total Land Area:												0.39		AC		Total Land Value:												125,600	

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	3			MIXED USE			
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage
Exterior Wall 2	21		CONC BLOCK	325	STORE		100
Roof Structure	4		FLAT		COST/MARKET VALUATION		
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	8		PLYWD PANL		Adj. Base Rate:		
Interior Wall 2	1		DRYWALL				
Interior Floor 1	4		CARPET		72.31		
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS		Replace Cost		
Heating Type	1		FORCED H/A				
AC Percent	100				357,014		
FBM Sqft							
Bldg Use	325		STORE		AYB		
Total Rooms	0						
Bedrooms	0				EYB		
Full Baths	0						
Half Baths	6				Dep Code		
Extra Fixtures	2						
#Heat Sys	1				Remodel Rating		
Frame	2		STEEL				
Bath Style	A		AVERAGE		Year Remodeled		
Foundation	1		CONCRETE				
Partitions	T		TYPICAL		Dep %		
Wall Height	12						
FBM Quality					Functional Obslnc		
					External Obslnc		
					Cost Trend Factor		
					Condition		
					% Complete		
					Overall % Cond		
					Apprais Val		
					Dep % Ovr		
					Dep Ovr Comment		
					Misc Imp Ovr		
					Misc Imp Ovr Comment		
					Cost to Cure Ovr		
					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	10,222	1.61	1976	A		AV	55	9,100
78	LITE-DBL			L	1	920.00	1976	A		AV	55	500
84	SIGN-ILU			L	50	40.25	1996	A		GD	70	1,400
81	COOLER	EX	Extra Feature	B	144	46.00	1986	G	1	GD	70	5,800
81	COOLER	EX	Extra Feature	B	80	46.00	1986	G	1	GD	70	3,200
82	FREEZER			B	36	69.00	1986	G	1	GD	70	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	760		3.62	2,748	
FFL	1ST FLOOR	4,800	4,800		72.31	347,107	
STG	STORAGE	0	248		28.87	7,159	
Ttl. Gross Liv/Lease Area:		4,800	5,808	4,937		357,014	

