

Property Location: 621 NORTH MAIN ST

MAP ID:1A/ 54/ 85/ /

Bldg Name:

State Use:326

Account #1048

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2016 09:51

VISION

1

TYPCL

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_374673_2856131

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

COELHO MANUEL R
COELHO GEORGETTE C
621 NORTH MAIN ST

EAST LONGMEADOW, MA 01028
Additional Owners:

COELHO MANUEL R
HOBBS DECLAN A
GIAMMARINO

07341/ 0308
06654/ 449
02900/ 0091

12/08/1989
10/16/1987
08/27/1962

U
U
U

I
I
I

325,000
155,000
0

B

COMMERC.
COMM LAND
COMMERC.

326
326
326

361,600
154,300
12,800

361,600
154,300
12,800

Total

528,700

528,700

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

2016

326

351,400

2015

326

351,400

2014

B

344,600

2016

326

140,300

2015

326

140,300

2014

L

147,100

2016

326

12,800

2015

326

12,800

2014

O

10,800

Total:

504,500

Total:

504,500

Total:

502,500

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

FLAG POLE NVC CLUB MEADOWS - FUNCTION
ROOM BMT NO PERMIT FOR SMOKING AREA

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

360,500

Appraised XF (B) Value (Bldg)

1,100

Appraised OB (L) Value (Bldg)

12,800

Appraised Land Value (Bldg)

154,300

Special Land Value

0

Total Appraised Parcel Value

528,700

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

528,700

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

201503074

12/14/2015

MN

Manual Note

20,000

05/06/2016

100

05/06/2016

KITCHEN EQUIPMENT

05/06/2016

317

15

PERMIT VISIT

62

04/14/2004

41

FOUNDATION

4,500

0

CANCELLED

12/14/2004

311

15

PERMIT VISIT

77

04/09/2002

4

ADDITION

20,000

0

ADD TO FRONT OF BLDG

05/27/2003

200

3

MEAS+INSPCTD

65

04/01/1994

MN

Manual Note

25,000

0

ADDITION

01/11/1995

107

15

PERMIT VISIT

42

04/01/1993

MN

Manual Note

800

0

SIGN

01/17/1994

105

15

PERMIT VISIT

24

02/01/1993

MN

Manual Note

4,000

0

ALTERATION

9

01/01/1992

MN

Manual Note

500

0

FLAG POLE

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

326

RST/BAR

BUS

23,700

SF

4.17

1.5600

E

1.0000

1.00

BG

1.00

1.00

6.51

154,300

Total Card Land Units:

0.54

AC

Parcel Total Land Area:

0.54

AC

Total Land Value:

154,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	25		CONC.PANEL	Code	Description		Percentage
Exterior Wall 2	7		BRICK	326	RST/BAR		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	8		PLYWD PANL				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:			64.51
Interior Floor 2	11		MASONRY				
Heating Fuel	2		GAS	Replace Cost			522,527
Heating Type	1		FORCED H/A	AYB			1973
AC Percent	100			EYB			1983
FBM Sqft	2140			Dep Code			AG
Bldg Use	326		RST/BAR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			31
Full Baths	0			Functional ObsInc			
Half Baths	4			External ObsInc			
Extra Fixtures	6			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			69
Foundation	1		CONCRETE	Apprais Val			360,500
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality	3			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	14,500	1.61	1973	A		AV	55	12,800
81	COOLER	EX	Extra Feature	B	35	46.00	1983	A	1	AV	68	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	4,280		12.90	55,220
CNP	CANOPY	0	174		3.34	581
FFL	1ST FLOOR	5,567	5,567		64.51	359,124
OFC	OFFICE	1,662	1,662		64.51	107,213
OFP	OPEN PORCH	0	64		6.05	387

	Ttl. Gross Liv/Lease Area:	7,229	11,747	8,100		522,527
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