

CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT											
KELLY FRADET LUMBER CO INC 587 NORTH MAIN ST EAST LONGMEADOW, MA 01028 Additional Owners:										1		TYPCL						Description		Code		Appraised Value		Assessed Value					
																		COMMERC.		321		445,100		445,100					
																		COMM LAND		321		441,600		441,600					
SUPPLEMENTAL DATA																				321		68,700		68,700					
										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375371_2856213						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#													
																		Total		955,400		955,400							
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
KELLY FRADET LUMBER CO INC FRADET LLOYD W-TRUSTEE,										11044/ 362 LC001-2306		12/22/1999 09/03/1965		U	I	1 B 0		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
																		2016	321	432,300		2015	321	432,300		2014	B	433,400	
																		2016	321	411,100		2015	321	411,100		2014	L	398,700	
																		2016	321	68,700		2015	321	68,700		2014	O	51,200	
																		Total:		912,100		Total:		912,100		Total:		883,300	
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 VALUE SUMMARY																			
NBHD/ SUB		NBHD Name				Street Index Name												Tracing		Batch									
0001/A																		321		BG									
NOTES										Net Total Appraised Parcel Value 955,400																			
KELLY FRADET LUMBER MART BASEMENT USED FOR LUMBER AND PARTS STORAGE. BATHROOMS ARE IN THE BASEMENT																													
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								
55		03/15/2010		6	SIGN			2,000			0			3' X 33' WALL		11/18/2010			311	15	PERMIT VISIT								
51		03/19/2005		6	SIGN			10,000			0					11/10/2005			311	15	PERMIT VISIT								
																01/20/2004			303	3	MEAS+INSPCTD								
																07/01/1992			107	3	MEAS+INSPCTD								
																04/25/1981			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	321	HARDWARE			BUS				87,120 SF		2.48	1.5600	E	1.0000	1.00	BG	1.00					1.00	3.87	337,200					
1	321	HARDWRE			BUS				1.80 AC		58,000.00	1.0000	0	1.0000	1.00	BG	1.00					1.00	58,000.00	104,400					
Total Card Land Units:										3.80	AC	Parcel Total Land Area:3.8 AC				Total Land Value:												441,600	

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	1			MIXED USE								
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage					
Exterior Wall 2	8		BRICK VENR	321	HARDWRE		100					
Roof Structure	9		STANDARD									
Roof Cover	10		ROLLED									
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION								
Interior Wall 2	1		DRYWALL	Adj. Base Rate:				55.34				
Interior Floor 1	4		CARPET									
Interior Floor 2	14		ASPHL TILE									
Heating Fuel	2		GAS	Replace Cost				872,668				
Heating Type	1		FORCED H/A	AYB				1957				
AC Percent	100			EYB				1965				
FBM Sqft				Dep Code				FR				
Bldg Use	321		HARDWRE	Remodel Rating								
Total Rooms	0			Year Remodeled								
Bedrooms	0			Dep %				49				
Full Baths	0			Functional Obslnc								
Half Baths	2			External Obslnc								
Extra Fixtures	5			Cost Trend Factor				1				
#Heat Sys	1			Condition								
Frame	2		STEEL	% Complete								
Bath Style	A		AVERAGE	Overall % Cond				51				
Foundation	1		CONCRETE	Apprais Val				445,100				
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
85	PAVING			L	100.00	1.61	1960	A		FR	40	64,400
88	FENCE-6			L	70	9.78	1960	A		FR	40	300
78	LITE-DBL			L	2	920.00	1960	A		FR	40	700
84	SIGN-ILU			L	95	40.25	2005	G		GD	70	3,300
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value		
BMT	BASEMENT	0		13,096				11.07		144,928		
CNP	CANOPY	0		1,092				2.79		3,044		
FFL	1ST FLOOR	13,096		13,096				55.34		724,696		
Ttl. Gross Liv/Lease Area:		13,096		27,284		15,770				872,668		

FFL

BMT

106

73

12

57

8

78

8

CNP

78

14

78

14

2009 8 13

