Property Location: 10-12 CRANE AV | **MAP ID:** 27/ 19/ 0/ / | **Bldg Name:** | **State Use:** 325

Vision ID: 1984 | **Account #** 2020 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/01/2016 15:25

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BOYAJIAN ANN TRUSTEE		1 TYPCL		
10 CRANE AVE				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_380427_2850098	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	325	193,800	193,800
COMM LAND	325	86,200	86,200
COMMERC.	325	4,000	4,000
		Total	284,000	284,000

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BOYAJIAN ANN TRUSTEE	11411/ 476	11/17/2000	U	I	1	A
BOYAJIAN DAVID,	07083/ 0034	01/27/1989	U	I	200,000	
GIRARD PAUL J	6692/ 39	11/24/1987	U	I	132,500	
GRAMSE E	02114/ 0262	11/06/1951	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	325	187,800	2015	325	187,800	2014	B	180,100
2016	325	78,300	2015	325	78,300	2014	L	72,400
2016	325	4,000	2015	325	4,000	2014	O	6,200
		Total: 270,100			*Total:* 270,100			*Total:* 258,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	193,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	4,000
Appraised Land Value (Bldg)	86,200
Special Land Value	0
Total Appraised Parcel Value	284,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	284,000

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			325	BA

NOTES

TENANTS: BOYATIAN REMODELING, CIVIL
ENGINEERING ASSOC., HAIR BY NEW
BEGINNINGS, JOHN LANEVE-LICSW, GLENN
BENSON-LEWIS PSY D, CYNTHIA
PORTER-LICSW-ESCAPE THERAPEUTIC MASSAGE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
192	08/14/2009	6	SIGN	1,000		0		5` X 15" WALL M. SCOT
178	08/01/2009	15	TENT	0		0		TEMPORARY NVC
362	11/14/2008	6	SIGN	500		0		3 X 3 WALL
348	11/06/2008	6	SIGN	500		0		ESCAPE THERAPEUTI
27	02/01/1989	MN	Manual Note	200,000		0		ADDITION

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/04/2009			317	15	PERMIT VISIT
12/04/2009			317	15	PERMIT VISIT
01/07/2009			317	15	PERMIT VISIT
05/21/2004			303	3	MEAS+INSPCTD
07/17/1992			107	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	325	STORE	BUS				5,940	SF	11.99	1.2100	D	1.0000	1.00	BA	1.00				1.00	14.51	86,200

Total Card Land Units: 0.14 AC | Parcel Total Land Area: 0.14 AC | Total Land Value: 86,200

Property Location: 10-12 CRANE AV **MAP ID:** 27/ 19/ 0/ / **Bldg Name:** **State Use:** 325

Vision ID: 1984 **Account #** 2020 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/01/2016 15:25

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	71		OFFICE
Model	94		COMMERCIAL
Grade	C		AVERAGE
Stories	2.00		2 STORY
Occupancy	6		
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	2		HIP
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	5		LINO/VINYL
Heating Fuel	2		GAS
Heating Type	1		FORCED H/A
AC Percent	100		
FBM Sqft			
Bldg Use	325		STORE
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	4		
Extra Fixtures	2		
#Heat Sys	1		
Frame	1		WOOD
Bath Style	A		AVERAGE
Foundation	6		SLAB
Partitions	T		TYPICAL
Wall Height	12		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

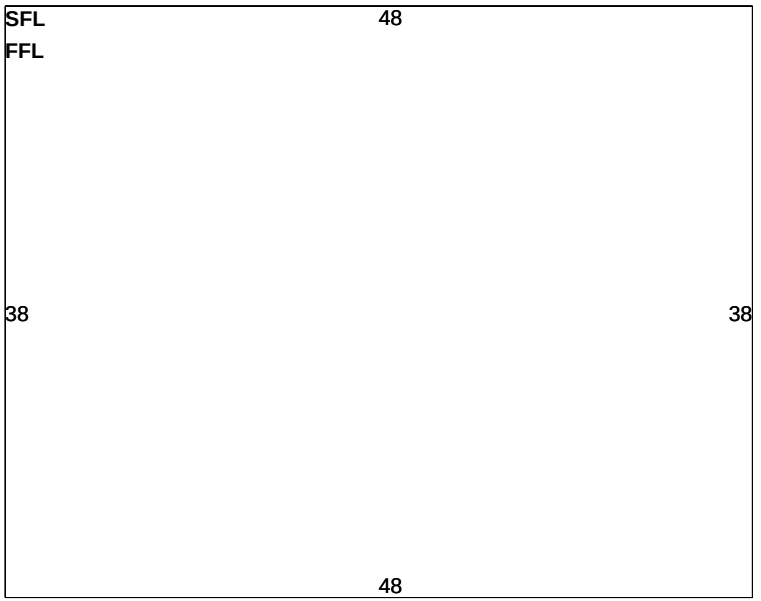
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
325	STORE	100

COST/MARKET VALUATION

Adj. Base Rate:	66.40
Replace Cost	242,232
AYB	1989
EYB	1994
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	20
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	80
Apprais Val	193,800
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
85	PAVING			L	4,500	1.61	1990	A		AV	55	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,824	1,824		66.40	121,116
SFL	2ND FLOOR	1,824	1,824		66.40	121,116
	Ttl. Gross Liv/Lease Area:	3,648	3,648	3,648		242,232