

Property Location: 54 CENTER SQ
Vision ID: 1992

Account #2028

MAP ID:27/ 28/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:325

Print Date:12/01/2016 15:27

CURRENT OWNER

EAST LONGMEADOW CENTER VILLA
C/O WALGREENS
40 ISLAND POND RD

SPRINGFIELD, MA 01118
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_380561_2850205

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

325

1,411,300

1,411,300

COMM LAND

325

220,600

220,600

COMMERC.

325

41,100

41,100

Total

1,673,000

1,673,000

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

EAST LONGMEADOW CENTER VILLAGE LLP
MAPLE ST ASSOCIATES LLP

27627/ LC
LC001-5070

10/29/1996
09/14/1951

U
U

I
I

385,000
0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

325

1,371,500

2015

325

1,371,500

2014

B

1,359,000

2016

325

200,800

2015

325

200,800

2014

L

190,700

2016

325

41,100

2015

325

41,100

2014

O

42,400

Total:

1,613,400

Total:

1,613,400

Total:

1,592,100

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

325

BG

NOTES

NAME CHG TO EAST LONGMEADOW CENTER
VILLAGE LLP, 3/14/02, DOC #143,504
(WALGREENS)

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

1,395,000

Appraised XF (B) Value (Bldg)

16,300

Appraised OB (L) Value (Bldg)

41,100

Appraised Land Value (Bldg)

220,600

Special Land Value

0

Total Appraised Parcel Value

1,673,000

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

1,673,000

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

201402221

09/24/2014

62

SOLAR

90,608

03/27/2015

100

03/27/2015

ROOF TOP

03/27/2015

317

15

PERMIT VISIT

90

05/01/2005

6

SIGN

2,500

0

21` X 16.9` WALL

01/06/2006

311

15

PERMIT VISIT

92

05/01/2005

6

SIGN

20,000

0

4.8` X 8.8` GROUND

01/05/2006

311

3

MEAS+INSPCTD

91

05/01/2005

6

SIGN

2,500

0

21` X 16.9` WALL

01/05/2006

311

15

PERMIT VISIT

249

08/19/2004

60

COMM BLDG

1,160,000

0

OC 3/15/2005

12/29/2004

311

3

MEAS+INSPCTD

30

03/04/2004

5

DEMOLITION

37,400

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

325

STORE

BUS

50,825

SF

2.78

1.5600

E

1.0000

1.00

BG

1.00

1.00

4.34

220,600

Total Card Land Units:

1.17

AC

Parcel Total Land Area:

1.17

AC

Total Land Value:

220,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	A+		EXCELLENT				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE	COST/MARKET VALUATION			
Interior Wall 1	1		DRYWALL	Adj. Base Rate:		112.06	
Interior Wall 2							
Interior Floor 1	5		LINO/VINYL	Replace Cost		1,533,005	
Interior Floor 2	12		CONCRETE	AYB		2004	
Heating Fuel	2		GAS	EYB		2005	
Heating Type	1		FORCED H/A	Dep Code		AV	
AC Percent	100			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	325		STORE	Dep %		9	
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	2			Condition			
Extra Fixtures	3			% Complete			
#Heat Sys	1			Overall % Cond		91	
Frame	2		STEEL	Apprais Val		1,395,000	
Bath Style	A		AVERAGE	Dep % Ovr		0	
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr		0	
Wall Height	14			Misc Imp Ovr Comment			
FBM Quality				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	18,000	1.61	2004	G		VG	85	30,800
84	SIGN-ILU			L	38	40.25	2005	G		GD	70	1,300
77	LITE-SIN			L	3	690.00	2005	G		GD	70	1,800
78	LITE-DBL			L	9	920.00	2005	G		GD	70	7,200
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
81	COOLER	EX	Extra Feature	B	132	46.00	2005	G	1	AV	91	6,900
82	FREEZER			B	120	69.00	2005	G	1	GD	91	9,400
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	2005		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	13,566	13,566		112.06	1,520,230	
OPF	OPEN PORCH	0	1,140		11.21	12,775	
Ttl. Gross Liv/Lease Area:		13,566	14,706	13,680		1,533,005	

