

Property Location: 39 SPRUCE ST
Vision ID: 2223

Account #2262

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:340

Print Date:12/02/2016 08:11

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
T + K REALTY LLC 105 HILLSIDE DR EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value		
						COMMERC.	340	909,700	909,700		
						COMM LAND	340	97,600	97,600		
						COMMERC.	340	4,700	4,700		
SUPPLEMENTAL DATA						Total				1,012,000	1,012,000
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380768_2848088				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
T + K REALTY LLC VERATTI THOMAS E +, CELLA		11919/ 131 06278/ 501 04117/ 0023	10/16/2001 11/03/1986 04/09/1975	U U U	I V I	100 70,000 0	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2016	340	885,400	2015	340	885,400	2014	B	834,100
								2016	340	88,700	2015	340	88,700	2014	L	81,900
								2016	340	4,700	2015	340	4,700	2014	O	6,900
								Total:			978,800	Total:	978,800	Total:	922,900	

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									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch	
0001/A						340		BA	

NOTES									
INC LOTS 122 THRU 125 CONTEST LAB ON 2ND FL HAS MANY SINKS TENANTS: CON-TEST & ATC ASSOC'S									

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	
158	06/01/1989	MN	Manual Note	270,000		0		ADDN	05/26/2004 06/06/1990			303 107	3 15	MEAS+INSPCTD PERMIT VISIT	

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	340	OFFICE	COM				12,022 SF	6.71	1.2100	D	1.0000	1.00	BA	1.00			1.00	8.12	97,600	
Total Card Land Units:			0.28		AC		Parcel Total Land Area:			0.28 AC			Total Land Value:							97,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	2.00		2 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2				340	OFFICE		100
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			65.27
Interior Floor 1	4		CARPET				
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS	Replace Cost			1,016,322
Heating Type	1		FORCED H/A	AYB			1987
AC Percent	100			EYB			1992
FBM Sqft				Dep Code			AG
Bldg Use	340		OFFICE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			22
Full Baths	0			Functional Obslnc			
Half Baths	7			External Obslnc			
Extra Fixtures	26			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			78
Foundation	6		SLAB	Apprais Val			792,700
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	4,000	1.61	1987	A		AV	55	3,500
83	SIGN			L	10	28.75	1990	A		FR	40	100
02	SHED/FR			L	240	7.48	1990	A		AV	55	1,000
88	FENCE-6			L	22	9.78	1990	A		AV	55	100
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
61	ELEV-COMME			B	2	75,000.00	1992		1	AV	78	117,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	7,786	7,786		65.27	508,161
SFL	2ND FLOOR	7,786	7,786		65.27	508,161
Ttl. Gross Liv/Lease Area:		15,572	15,572	15,572		1,016,322

