Property Location: 14 HARKNESS AV | **MAP ID:** 13/ 20A/ 2/ / | **Bldg Name:** | **State Use:** 325

Vision ID: 225 | **Account #** 231 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/30/2016 14:44

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
OMEGA CLEANERS LLC C/O LEE JOO B 14 HARKNESS AVE EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

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_376693_2855681	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	325	127,700	127,700
COMM LAND	325	127,700	127,700
COMMERC.	325	10,700	10,700
		Total 266,100	266,100

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
OMEGA CLEANERS LLC	15923/ 114	05/24/2006	U	I	400,000	B
RUBIN MICHAEL A,	09390/ 0306	02/14/1996	U	I	1	A
RUBIN IRVING D + FREDA N	04196/ 0395	11/03/1975	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	325	124,000	2015	325	124,000	2014	B	110,400
2016	325	116,100	2015	325	116,100	2014	L	110,900
2016	325	10,700	2015	325	10,700	2014	O	13,300
	Total:	250,800		*Total:*	250,800		*Total:*	234,600

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)	127,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	10,700
Appraised Land Value (Bldg)	127,700
Special Land Value	0
Total Appraised Parcel Value	266,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**266,100**

ASSESSING NEIGHBORHOOD

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

NOTES

OMEGA CLEANERS NO AC PRIME EXTERIOR
WALL = ALUMINUM, CONC BLOCK, TEX 111,
AND CLAP

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
8	01/02/2007	4	ADDITION	77,000		0		14` X 47` FOR STORAGE
283	10/18/2001	9	ALTERATION	5,500		0		RMVE SIDING;RPR WA
98	05/22/1997	MN	Manual Note	500		0		SIGN
246	10/02/1996	6	SIGN	1,500		0		SIGN
247	10/02/1996	6	SIGN	1,500		0		SIGN
47	04/03/1996	9	ALTERATION	10,000		0		ALTER

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/01/2008			317	15	PERMIT VISIT
05/11/2004			303	3	MEAS+INSPCTD
02/05/2002			274	15	PERMIT VISIT
01/13/1998			200	15	PERMIT VISIT
12/12/1996			200	14	INSPECTED

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				12,805	SF	6.39	1.5600	E	1.0000	1.00	BG	1.00				1.00	9.97	127,700

Total Card Land Units: 0.29 AC | **Parcel Total Land Area:** 0.29 AC | **Total Land Value:** 127,700

Property Location: 14 HARKNESS AV **MAP ID:** 13/ 20A/ 2/ / **Bldg Name:** **State Use:** 325

Vision ID: 225 **Account #**231 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2016 14:44

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	78		STORE
Model	94		COMMERCIAL
Grade	D+		FAIR (+)
Stories	1.00		1 STORY
Occupancy	1		
Exterior Wall 1	21		CONC BLOCK
Exterior Wall 2	3		ALUMINUM
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	5		MINIMUM
Interior Wall 2	1		DRYWALL
Interior Floor 1	12		CONCRETE
Interior Floor 2	14		ASPHL TILE
Heating Fuel	2		GAS
Heating Type	5		STEAM
AC Percent	0		
FBM Sqft			
Bldg Use	325		STORE
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	1		
Extra Fixtures	1		
#Heat Sys	5		
Frame	1		WOOD
Bath Style	A		AVERAGE
Foundation	6		SLAB
Partitions	L		LIGHT
Wall Height	12		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

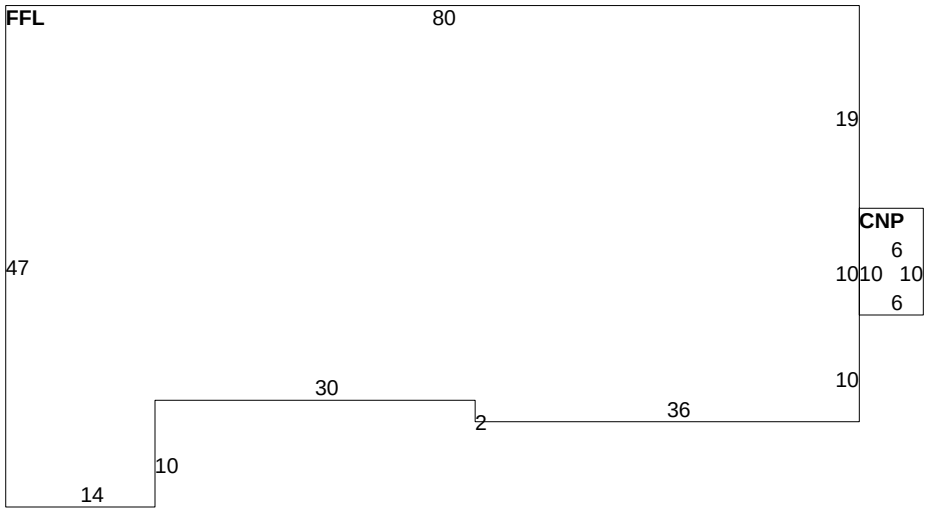
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
325	STORE	100

COST/MARKET VALUATION

Adj. Base Rate:	61.88
Replace Cost	196,464
AYB	1955
EYB	1979
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	65
Apprais Val	127,700
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	6,672	1.61	1996	G		GD	70	9,400
84	SIGN-ILU			L	28	40.25	1997	A		GD	70	800
02	SHED/FR			L	96	7.48	2007	A		GD	70	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	60		3.09	186
FFL	1ST FLOOR	3,172	3,172		61.88	196,278
	Ttl. Gross Liv/Lease Area:	3,172	3,232	3,175		196,464