

Property Location: 431 NORTH MAIN ST
Vision ID: 227

Account #233

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 4

State Use:324
Print Date: 11/30/2016 14:44

CURRENT OWNER					TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
DAMOUR GERALD E + CHARLES + DONALD D AM SHRAIR,DAVID A PO BOX 7840 SPRINGFIELD, MA 01102 Additional Owners:									Description	Code	Appraised Value	Assessed Value		
									COMMERC.	324	8,766,100	8,766,100		
									COMM LAND	324	2,133,600	2,133,600		
									COMMERC.	324	339,300	339,300		
									COMMERC.	341	634,200	634,200		
									COMMERC.	341	18,700	18,700		
					SUPPLEMENTAL DATA				Total				11,891,900	11,891,900
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377148_2855718					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)								
DAMOUR GERALD E + CHARLES + DONALD D AM SHRAIR,DAVID A D'AMOUR GERALD E ETALS,				10593/ 372	12/30/1998	U	I	1	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
				10593/ 369	12/30/1998	U	I	1	B	2016	324	8,538,900	2015	324	8,538,900	2014	B	8,262,600
				05007/ 0126	10/06/1980	U	I	0		2016	324	1,942,300	2015	324	1,942,300	2014	L	1,854,000
										2016	324	339,300	2015	324	339,300	2014	O	315,100
										2016	341	624,000	2015	341	624,000			
										2016	341	18,700	2015	341	18,700			
									Total:	11,463,200		Total:	11,463,200		Total:	10,431,700		

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					324		BG							

NOTES														
BIG Y, HOME GOODS, STAPLES. LEFT SECT					TENANTS: BIG Y, STAPLES, & HOME									
ADDED 1986-7 BP# 376-TOTAL RENO 12/94BP														
98 BP INTERIOR RENOVATION NVC PARCEL					FREEZERS MEZZANINE WITH CARD #1 HUGE									
12-34-0 15,000 SF ADDED FY2000					GENERATOR ON 12 X 24 CONCRETE PAD									
ACCORDING TO DEED, ONE PARCEL - BMT IS					(CONDITION EXELLENT)									
UNDER THE BIG Y OFFICES PLUS STORAGE,														

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
201502976	11/23/2015	15	TENT	700	04/29/2016	100	04/29/2016	TEMPORARY	04/29/2016			317	15	PERMIT VISIT
201502685	10/05/2015	MN	Manual Note	7,904	04/29/2016	100	04/29/2016	3 NEW INTERIOR SPRINK	06/07/2013			317	15	PERMIT VISIT
201502373	09/02/2015	6	SIGN	20,400	04/29/2016	100	04/29/2016	REPLACE 3 EXISTING	11/18/2010			317	15	PERMIT VISIT
201502311	08/11/2015	7	REMODEL	332,000	04/29/2016	100	04/29/2016	INTERIOR, NVC	11/18/2010			317	15	PERMIT VISIT
201301887	05/10/2013	8	RENOVATION	42,000	06/07/2013	100	06/07/2013	ADA UPGRADES	12/16/2004			311	15	PERMIT VISIT
201202944	08/29/2012	GEN	GENERATOR	75,000		0								
186	07/01/2010	9	ALTERATION	73,000		0		HOME GOODS. INTER						

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	324	SUPRMKT	BUS				367,864	SF 2.48	1.5600	E	1.0000	1.00	BG	1.00		INT1	1.50	5.80	2,133,600

Total Card Land Units: 8.44 AC

Parcel Total Land Area: 8.44 AC

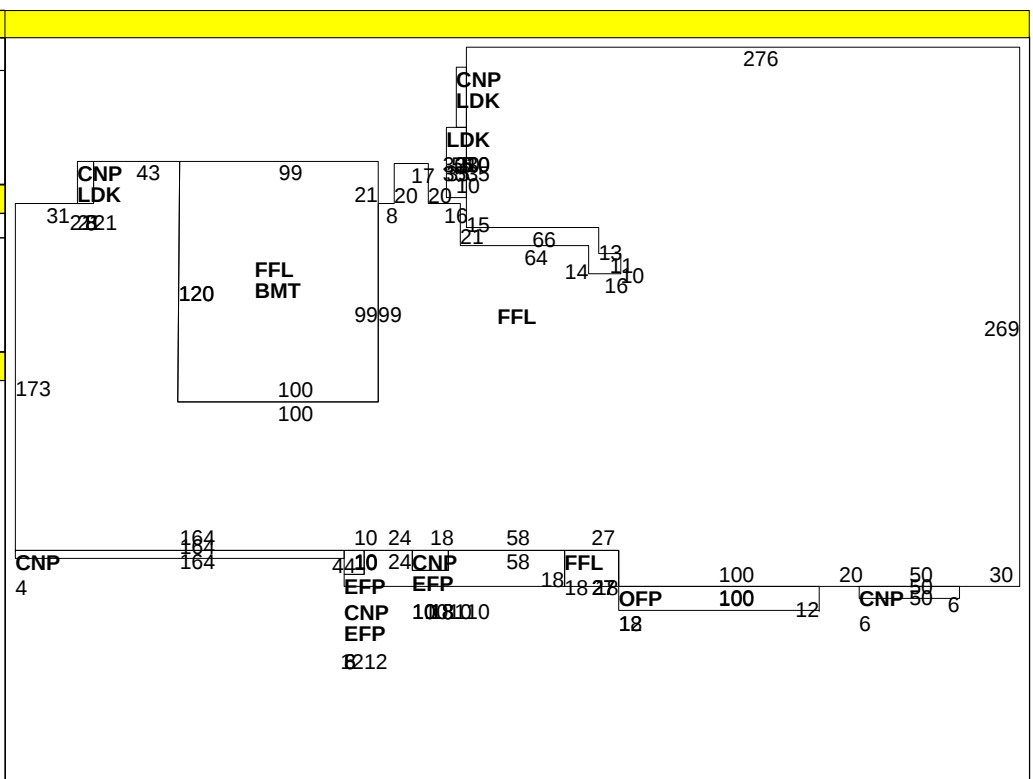
Total Land Value: 2,133,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	95		REG SHOP CTR				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	3						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft	7164						
Bldg Use	324		SUPRMKT				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	9						
Extra Fixtures	26						
#Heat Sys	3						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality	3						

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	235,301	1.61	1997	G		GD	70	331,500
83	SIGN			L	8	28.75	2004	G		GD	70	200
86	CONC PAV			L	288	2.30	2012	A		AV	55	400
79	LITE-TPL			L	3	1,035.00	1970	A		AV	55	1,700
84	SIGN-ILU			L	52	40.25	2004	G		GD	70	1,800
77	LITE-SIN			L	7	690.00	1970	A		AV	55	2,700
78	LITE-DBL			L	2	920.00	1970	A		AV	55	1,000
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
81	COOLER	EX	Extra Feature	B	400	46.00	1987	A	1	AV	73	13,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	11,940		20.23	241,537	
CNP	CANOPY	0	1,574		5.08	7,991	
EFP	ENCL PORCH	0	1,980		30.34	60,081	
FFL	1ST FLOOR	114,772	114,772		101.15	11,608,763	
LDK	LOADING DK	0	668		10.14	6,777	
OFF	OPEN PORCH	0	1,200		10.11	12,138	

Ttl. Gross Liv/Lease Area:		114,772	132,134	118,020	11,937,282		
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Property Location: 431 NORTH MAIN ST
Vision ID: 227

MAP ID:13/ 22/ 0/ /
Bldg #: 1 of 2

Bldg Name:
Sec #: 1 of 1

Card 2 of 4

State Use:324
Print Date:11/30/2016 14:44

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION	
DAMOUR GERALD E + CHARLES + DC PO BOX 7840 SPRINGFIELD, MA 01102 Additional Owners:													Description		Code		Appraised Value		Assessed Value			
SUPPLEMENTAL DATA																						
Other ID:																						
GIS ID: F_377148_2855718												ASSOC PID#										
Total												11,891,900								11,891,900		

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
													Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													Total:				Total:				Total:			

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								324			BG														

NOTES												Appraised Bldg. Value (Card) 8,714,200 Appraised XF (B) Value (Bldg) 51,900 Appraised OB (L) Value (Bldg) 339,300 Appraised Land Value (Bldg) 2,133,600 Special Land Value 0 Total Appraised Parcel Value 11,891,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 11,891,900											

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	

LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value				
Total Card Land Units:									0.00		AC	Parcel Total Land Area:				8.44 AC			Total Land Value:									0

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description											
					MIXED USE														
					Code	Description			Percentage										
					324	SUPRMKT			100										
					COST/MARKET VALUATION														
					Cost Trend Factor														
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							
81	COOLER	EX	Extra Feature	B	144	46.00	1987	A	1	AV	73	4,800							
GEN	GENERATOR			B	1	0.00	1987	A	1	AV	0	0							
81	COOLER	EX	Extra Feature	B	420	46.00	1987	A	1	AV	73	14,100							
81	COOLER	EX	Extra Feature	B	120	46.00	1987	A	1	AV	73	4,000							
81	COOLER	EX	Extra Feature	B	80	46.00	1987	A	1	AV	73	2,700							
81	COOLER	EX	Extra Feature	B	384	46.00	1987	A	1	AV	73	12,900							
BUILDING SUB-AREA SUMMARY SECTION																			
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value								
Ttl. Gross Liv/Lease Area:				0		0	0				11,937,282								

No Photo On Record

No Photo On Record

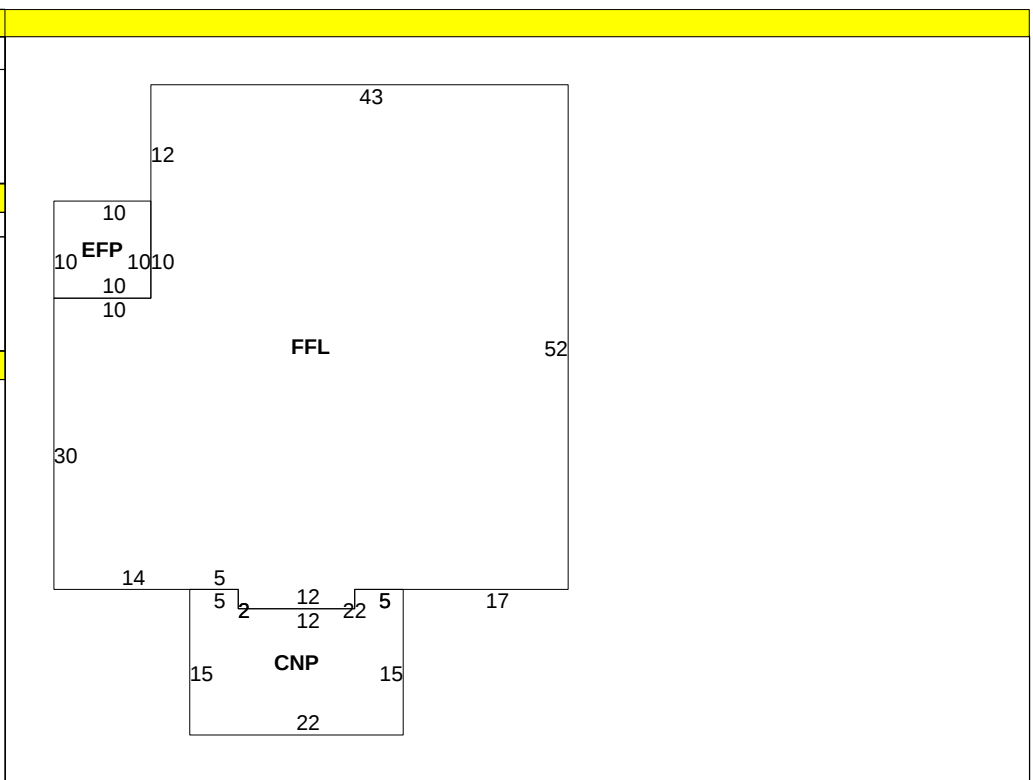
Print Date: 11/30/2016 14:44

VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	45		BANK				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				341	BANK		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		225.80	
Interior Floor 2							
Heating Fuel	3		ELECTRIC	Replace Cost		588,203	
Heating Type	1		FORCED H/A	AYB		1982	
AC Percent	100			EYB		1991	
FBM Sqft	7164			Dep Code		GD	
Bldg Use	341		BANK	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		23	
Full Baths	0			Functional Obslnc			
Half Baths	2			External Obslnc			
Extra Fixtures	3			Cost Trend Factor			
#Heat Sys	1			Condition			
Frame	1			% Complete			
Frame	1		WOOD	Overall % Cond		77	
Bath Style	A		AVERAGE	Apprais Val		452,900	
Foundation	6		SLAB	Dep % Ovr		0	
Partitions	T		TYPICAL	Dep Ovr Comment			
Wall Height	12			Misc Imp Ovr		0	
FBM Quality				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	11,500	1.61	1997	A		GD	70	13,000
79	LITE-TPL			L	2	1,035.00	1982	A		AV	55	1,100
84	SIGN-ILU			L	52	40.25	1997	G		GD	70	1,800
86	CONC PAV			L	1,800	2.30	1982	G		AV	55	2,800
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0
82	FREEZER			B	690	69.00	1991	A	1	AV	77	36,700
82	FREEZER			B	96	69.00	1991	A	1	AV	77	5,100
64	MEZ-FIN			B	1,500	27.60	1991	A	1	AV	77	31,900
NDEP	NITE DEP			B	1	3,680.00	1991	A	1	AV	77	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	306		11.07	3,387	
EFP	ENCL PORCH	0	100		67.74	6,774	
FFL	1ST FLOOR	2,560	2,560		225.80	578,042	
Ttl. Gross Liv/Lease Area:		2,560	2,966	2,605		588,203	



CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT													
DAMOUR GERALD E + CHARLES + DOUGLAS PO BOX 7840 SPRINGFIELD, MA 01102 Additional Owners:																				Description		Code		Appraised Value		Assessed Value		1006 AST LONGMEADOW, MA 01106 VISION					
				SUPPLEMENTAL DATA												Total		11,891,900		11,891,900													
Other ID:												ASSOC PID#																					
GIS ID: F_377148_2855718												ASSOC PID#																					
RECORD OF OWNERSHIP						BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
																	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
																	Total:				Total:				Total:								
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 Bldg. Value (Card) 452,900 Appraised XF (B) Value (Bldg) 181,300 Appraised OB (L) Value (Bldg) 18,700 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 11,891,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 11,891,900															
NBHD/ SUB				NBHD Name				Street Index Name				Tracing				Batch																	
0001/A												324				BG																	
NOTES																																	
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									
LAND LINE VALUATION SECTION																																	
B #	Use Code	Use Description				Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price		Land Value							
Total Card Land Units:										0.00		AC	Parcel Total Land Area:8.44 AC										Total Land Value:										0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																	
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description														
						MIXED USE																	
						Code	Description			Percentage													
						341	BANK			100													
						COST/MARKET VALUATION																	
						Cost Trend Factor																	
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												No Photo On Record											
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd											Apr Value	
57	DRIVE-UP			B	1	17,250.00	1991	G	1	AV	77											16,600	
63	VAULT			B	98	345.00	1991	V	1	AV	77											39,100	
58	D-UP,PNU			B	1	20,700.00	1991	A	1	AV	77											15,900	
60	A-T-M			B	1	28,750.00	1991	V	1	GD	77											33,200	
BUILDING SUB-AREA SUMMARY SECTION														No Photo On Record									
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value											
Ttl. Gross Liv/Lease Area:				0		0		0				588,203											

No Photo On Record