

Vision ID: 2457

Account #2500

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 12/02/2016 09:12

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT													
ROGUE HOLDINGS LLC 15 VREELAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code	Appraised Value		Assessed Value								
											COMMERC.		340	342,200		342,200								
											COMM LAND		340	127,800		127,800								
											COMMERC.		340	11,100		11,100								
SUPPLEMENTAL DATA										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#		Total		481,100		481,100								
Other ID: SP Permit Chapter Land OC Dates 2/22/2013 In+Ex FY Mailed GIS ID: F_376407_2855419																								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
ROGUE HOLDINGS LLC NOWAK EUGENE J			19620/ 361 LC001-5844		12/31/2012 09/18/1972		U	I	637,500 0		1V	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
												2016	340	333,900		2015	340	333,900		2014	B	326,900		
												2016	340	116,300		2015	340	116,300		2014	L	107,300		
												2016	340	11,100		2015	340	11,100		2014	O	15,200		
Total:												461,300		Total:		461,300		Total:		449,400				
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) 342,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 11,100 Appraised Land Value (Bldg) 127,800 Special Land Value 0 Total Appraised Parcel Value 481,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 481,100												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch													
0001/A								340			BA													
NOTES																								
REVIEW ASSESSMENT WHEN PROPERTY TAKEN NY EMINENT DOMAIN FY2002 ADJUSTMENT IN VALUE TO 262500 ONLY DUE TO CONSTRUCTION - REDWOOD PEDIATRICS																								
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			
201203540		12/04/2012		7	REMODEL		9,980			0			OC 2/22/2013 ERECT S		05/10/2013				105	14	INSPECTED			
4		01/06/2003		6	SIGN		1,000			0					01/11/2013				317	3	MEAS+INSPCTD			
276		09/27/2002		9	ALTERATION		345,315			0			CREATE PEDIATRIC O		04/27/2004				303	15	PERMIT VISIT			
312		12/05/2001		12	REROOF		10,000			0			NVC		05/27/2003				200	3	MEAS+INSPCTD			
209		08/09/1995		MN	Manual Note		400			0			SIGN		03/01/2002				105	15	PERMIT VISIT			
106		05/03/1995		MN	Manual Note		500			0			SIGN											
181		07/01/1994		MN	Manual Note		1,500			0			SIGN											
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		BUS				28,153	SF 3.75	1.21	100	D 1.0000	1.00	BA	1.00					1.00	4.54	127,800		
Total Card Land Units:									0.65	AC	Parcel Total Land Area:				0.65	AC	Total Land Value:							127,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	72		OFFICE-PRO				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	3			MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2				340	OFFICE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:			77.41
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost			450,214
Heating Type	1		FORCED H/A	AYB			1975
AC Percent	100			EYB			1990
FBM Sqft				Dep Code			VG
Bldg Use	340		OFFICE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			24
Full Baths	0			Functional ObsInc			
Half Baths	3			External ObsInc			
Extra Fixtures	17			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			76
Foundation	6		SLAB	Apprais Val			342,200
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	11,280	1.61	2002	A		AV	55	10,000
78	LITE-DBL			L	1	920.00	2002	A		GD	70	600
77	LITE-SIN			L	1	690.00	2002	A		GD	70	500
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BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
EFP	ENCL PORCH	0	119		23.42	2,787
FFL	1ST FLOOR	5,400	5,400		77.41	418,012
STG	STORAGE	0	49		31.60	1,548
UFL	UNFIN UPPR FLOOR	0	600		46.45	27,867

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[illegible][illegible][illegible]

<i>Ttl. Gross Liv/Lease Area:</i>	5,400	6,168	5,816		450,214
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STG	EFP	17
7 7 7	7	17

UFL	FFL = 7	FFL = 60	FFL = 90
17	60	17	7
66	60	66	10
90	60	90	60

FFL 100% USABLE