

Property Location: 45 FISHER AV
Vision ID: 283

Account #290

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 2

State Use:433
Print Date: 11/30/2016 14:59

CURRENT OWNER

SAGA COMMUNICATIONS OF NEW ENGLAND INC
45 FISHER AVE
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

INDUSTR.

IND LAND

INDUSTR.

Code

433

433

433

Appraised Value

254,300

153,000

55,200

Assessed Value

254,300

153,000

55,200

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_378102_2853602

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

Total

462,500

462,500

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

SAGA COMMUNICATIONS OF NEW ENGLAND INC

09266/ 0190

10/02/1995

U

I

1

B

SAGA COMMUNICATIONS OF NE

08284/ 0495

12/21/1992

U

I

1

B

SAGA COMMUNICATIONS INC

08284/ 0493

12/21/1992

U

I

1

B

SAGA COMMUNICATIONS LIMIT

07678/ 0289

04/17/1991

U

I

1,070,000

C

SUNSHINE GROUP

06622/ 432

09/15/1987

U

I

412,500

NEW ENGLAND

04861/ 0030

11/06/1979

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

433

246,800

2015

433

246,800

2014

B

234,800

2016

433

153,000

2015

433

153,000

2014

L

161,200

2016

433

55,200

2015

433

55,200

2014

O

57,100

Total:

455,000

Total:

455,000

Total:

453,100

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

433

IA

NOTES

SALE INCLS 13-19-0 INT RENO 1992 95
SHED FOR TRANSMITTERSUB DIV #774 - ROCK
102 MODULAR ADDITION 2002

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

254,300

0

55,200

153,000

0

462,500

C

0

462,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201202674

07/10/2012

GEN

GENERATOR

63,500

0

DIESEL FIRED

355

10/21/2006

42

REPAIRS

15,000

0

HANDI-CAP RAMP NV

3

01/13/2004

4

ADDITION

91,000

0

49 X 23.4 MODULAR BL

228

08/01/2002

4

ADDITION

92,000

0

2 MDLR UNITS; MISC A

244

09/15/1995

MN

Manual Note

22,660

0

ADDITION

6

01/01/1992

MN

Manual Note

45,000

0

REMODEL

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/07/2013

317

15

PERMIT VISIT

12/21/2006

311

15

PERMIT VISIT

12/21/2006

311

15

PERMIT VISIT

12/17/2004

311

2

MEASURED

05/28/2003

200

3

MEAS+INSPCTD

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

433

R/TV TW

IND

40,000

SF

3.10

0.7000

B

1.0000

1.00

IA

1.00

1.00

2.17

86,800

1

433

R/TV TW

IND

1.38

AC

48,000.00

1.0000

0

1.0000

1.00

IA

1.00

1.00

48,000.00

66,200

Total Card Land Units:

2.30

AC

Parcel Total Land Area:

2.3 AC

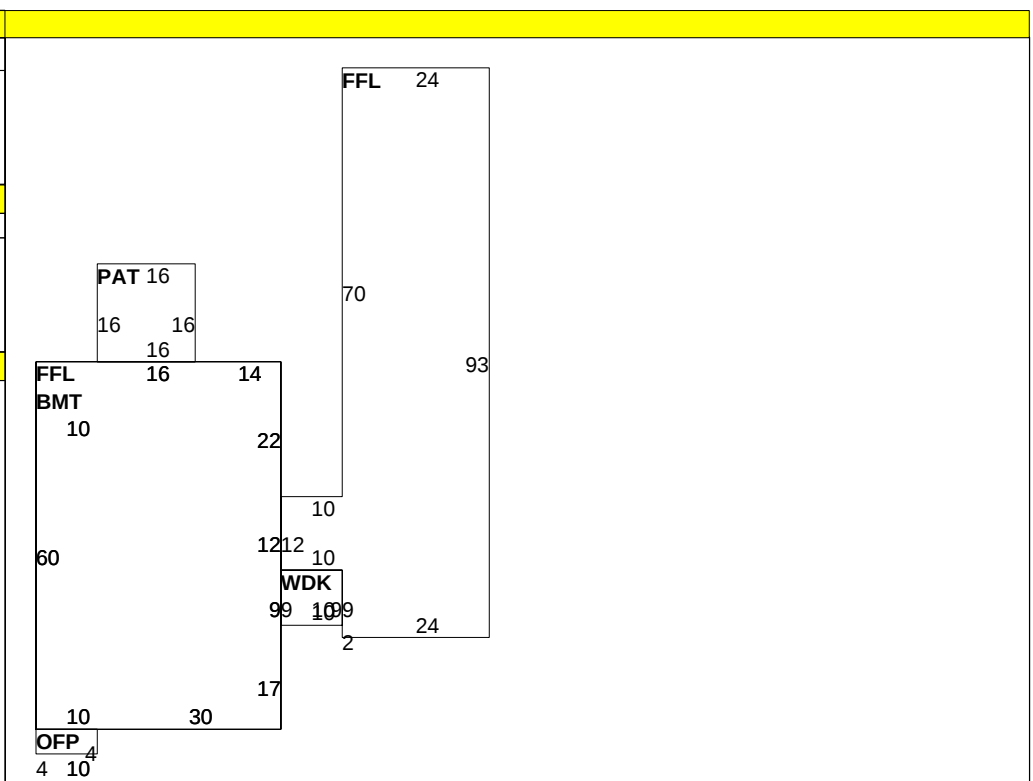
Total Land Value:

153,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Style	71		OFFICE								
Model	96		INDUSTRIAL								
Grade	C-		AVG. (-)								
Stories	1.00		1 STORY								
Occupancy	1			MIXED USE							
Exterior Wall 1	19		TEX 111	Code	Description		Percentage				
Exterior Wall 2				433	R/TV TW		100				
Roof Structure	1		GABLE		COST/MARKET VALUATION						
Roof Cover	1		ASPHALT SH								
Interior Wall 1	1		DRYWALL								
Interior Wall 2											
Interior Floor 1	4		CARPET	Adj. Base Rate:					73.21		
Interior Floor 2											
Heating Fuel	1		OIL	Replace Cost					385,230		
Heating Type	1		FORCED H/A	AYB					1958		
AC Percent	100			EYB					1980		
FBM Sqft	1800			Dep Code					GD		
Bldg Use	433		R/TV TW	Remodel Rating							
Total Rooms	0			Year Remodeled							
Bedrooms	0			Dep %					34		
Full Baths	0			Functional Obslnc							
Half Baths	4			External Obslnc							
Extra Fixtures	0			Cost Trend Factor					1		
#Heat Sys	1			Condition							
Frame	1		WOOD	% Complete							
Bath Style	A		AVERAGE	Overall % Cond					66		
Foundation	1		CONCRETE	Apprais Val					254,300		
Partitions	T		TYPICAL	Dep % Ovr					0		
Wall Height	12			Dep Ovr Comment							
FBM Quality	3			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
ANT	ANTENNA			L	640	57.50	1958	G		AV	60	27,600
02	SHED/FR			L	180	7.48	1980	A		AV	60	800
77	LITE-SIN			L	5	690.00	1958	A		AV	60	2,100
87	FENCE-4			L	388	6.90	1958	A		AV	60	1,600
85	PAVING			L	7,500	1.61	1958	A		AV	60	7,200
15	SHOP			L	440	32.78	1995	G		AV	60	10,800
66	CANOPY			L	64	40.25	1995	F		GD	70	1,600
14	SCRN HSE			L	160	14.95	2002	E		GD	70	2,900
72	TANK-AG			L	500	1.61	2012	A		GD	70	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,400		14.64	35,141	
FFL	1ST FLOOR	4,752	4,752		73.21	347,893	
OFP	OPEN PORCH	0	40		7.32	293	
PAT	PATIO	0	256		3.72	952	
WDK	WOOD DECK	0	90		10.57	952	
Ttl. Gross Liv/Lease Area:		4,752	7,538	5,262		385,230	



CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT											
SAGA COMMUNICATIONS OF NEW ENGLAND 45 FISHER AVE EAST LONGMEADOW, MA 01028 Additional Owners:																				Description		Code		Appraised Value		Assessed Value		1006 AST LONGMEADOW, MASSACHUSETTS 			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																			
						MIXED USE																						
						Code	Description			Percentage																		
						433	R/TV TW			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												
GEN	GENERATOR					B	1	0.00		1980	A	1		AV	0	0												
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						385,230													

No Photo On Record