

Property Location: 175 BENTON DR
Vision ID: 5655

Account #5736

MAP ID:8/ 7/ 16C/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:401

Print Date:12/06/2016 15:45

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
TROON REALTY LLC			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
175 BENTON DR						INDUSTR.	401	707,800	707,800		
EAST LONGMEADOW, MA 01028						IND LAND	401	198,500	198,500		
Additional Owners:						INDUSTR.	401	28,400	28,400		
SUPPLEMENTAL DATA						Total				934,700	934,700
Other ID:			Received								
SP Permit			Field 7								
Chapter Land			Field 8								
OC Dates 3/15/2013			Field 9								
In+Ex FY			Field 10								
Mailed			ASSOC PID#								
GIS ID: F_375941_2844068											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TROON REALTY LLC		16678/ 109	05/11/2007	U	I	1,075,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BAKER DAVID R +,		06251/ 257	10/08/1986	U	V	69,277		2016	401	707,800	2015	401	707,800	2014	B	784,100
								2016	401	198,500	2015	401	198,500	2014	L	221,200
								2016	401	28,400	2015	401	28,400	2014	O	26,100
								Total:		934,700	Total:		934,700	Total:		1,031,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 699,300 Appraised XF (B) Value (Bldg) 8,500 Appraised OB (L) Value (Bldg) 28,400 Appraised Land Value (Bldg) 198,500 Special Land Value 0 Total Appraised Parcel Value 934,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 934,700				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												
ASSESSING NEIGHBORHOOD												
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch				
0001/A						401		GG				
NOTES												
FY 14 ADDITION= 6000SF. PIP PRINTING												
STE 100, DANCE ACADEMY STE 300, HUNTER												
DEVELOPMENT STE 200 & ADDITION STE 500												
AND PHYSICAL TRAINING STE 400 - FITNESS												
TRAINING-MARXX ENTERTAINMENT												

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		
201203523	12/03/2012	4	ADDITION	65,000		0		OC 3/15/2013 5000 SF	04/04/2014			317	15	PERMIT VISIT		
81	04/02/2008	6	SIGN	25		0		PIP	03/29/2013			317	15	PERMIT VISIT		
45	02/19/2008	6	SIGN	4,000		0		PIP PRINTING	03/14/2013			400	25	OC VISIT		
377	11/25/2007	7	REMODEL	20,000		0		OC 3/7/2008 INTERIOR	12/11/2008			317	15	PERMIT VISIT		
359	11/15/2007	7	REMODEL	20,000		0		OC 3/7/2008 INTERIOR	12/26/2007			317	15	PERMIT VISIT		
361	11/15/2007	7	REMODEL	20,000		0		OC 3/7/2008 INTERIOR								
343	11/02/2007	7	REMODEL	20,000		0		INTERIOR DANCE STU								

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	401	IND WHS	INDG				53,000	2.74	0.7000	B	1.0000	1.00	GG	1.00			1.00	1.92	101,800	
1	401	IND WHS	INDG				1.86	52,000.00	1.0000	0	1.0000	1.00	GG	1.00			1.00	52,000.00	96,700	
Total Card Land Units:							3.08	AC	Parcel Total Land Area:				3.08	Total Land Value:						198,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	96		INDUSTRIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 STORY				
Occupancy	4			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	401	IND WHS		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	6		AVERAGE	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:		33.47	
Interior Floor 1	12		CONCRETE	Replace Cost		908,239	
Interior Floor 2	4		CARPET	AYB		1988	
Heating Fuel	2		GAS	EYB		1991	
Heating Type	7		UNIT HTRS	Dep Code		AV	
AC Percent	10			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	401		IND WHS	Dep %		23	
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	9			Condition			
Extra Fixtures	4			% Complete			
#Heat Sys	1			Overall % Cond		77	
Frame	2		STEEL	Apprais Val		699,300	
Bath Style	A		AVERAGE	Dep % Ovr		0	
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr		0	
Wall Height	12			Misc Imp Ovr Comment			
FBM Quality				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	28,000	1.61	1988	A		AV	60	27,000
83	SIGN			L	36	28.75	2008	F		AV	60	600
83	SIGN			L	38	28.75	2008	F		AV	60	600
83	SIGN			L	8	28.75	2008	A		GD	70	200
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	3	3,680.00	1991	A	1	AV	77	8,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
EFP	ENCL PORCH	0	64		9.94	636	
FFL	1ST FLOOR	27,120	27,120		33.47	907,603	
Ttl. Gross Liv/Lease Area:		27,120	27,184	27,139		908,239	

