

Print Date: 11/30/2016 16:13

CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																					
L & D REALTY INC P.O. BOX 351 EAST LONGMEADOW, MA 01028 Additional Owners:										1		TYPCL								Description		Code		Appraised Value		Assessed Value													
																				COMMERC.		332		141,600		141,600													
																				COMM LAND		332		163,200		163,200													
																				COMMERC.		332		3,900		3,900													
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379783_2852064		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)																				
L & D REALTY INC WEHR FAMILY REALTY TRUST THE, WEHR JAMES A, VEDOVELLI										11468/ 150 8385/ 094 06416/ 150 04477/ 0168		01/05/2001 04/12/1993 03/13/1987 09/01/1977		U	I	1	A	65,000			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
																		1			2016	332	137,900		2015	332	137,900		2014	B	134,600								
																		40,000			2016	332	156,400		2015	332	156,400		2014	L	172,300								
																		0			2016	332	3,900		2015	332	3,900		2014	O	6,800								
																		Total:		298,200		Total:		298,200		Total:		313,700											
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:																													
NBHD/ SUB 0001/A										ASSESSING NEIGHBORHOOD NBHD Name Street Index Name Tracing 332 Batch IA										APPRAISED VALUE SUMMARY																			
																				Appraised Bldg. Value (Card)										132,500									
																				Appraised XF (B) Value (Bldg)										9,100									
CHECK 1/98 FOR SALE 1-96 NC 1/97 NO CHANGE SINCE 1/97, TENANTS: RE LAPLANTE CONSTRUCTION INC, & DONOVAN OIL CO., THE GAR HOUSES OIL TRUCKS AND CONSTRUCTION MATERIALS										NOTES										Appraised OB (L) Value (Bldg)										3,900									
																				Appraised Land Value (Bldg)										163,200									
																				Special Land Value										0									
																				Total Appraised Parcel Value										308,700									
																				Valuation Method:										C									
																				Adjustment:										0									
																				Net Total Appraised Parcel Value										308,700									
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														
123		05/31/2001		40	WAREHOUSE				75,000			0			WAREHOUSE				05/14/2004				303	3	MEAS+INSPCTD														
59		03/01/1990		MN	Manual Note				175,000			0			SHOP				03/15/2002				105	2	MEASURED														
32		02/01/1988		MN	Manual Note				85,000			0			SHOP				01/14/1998				181	15	PERMIT VISIT														
																			12/18/1996				200	15	PERMIT VISIT														
																			12/15/1995				107	15	PERMIT VISIT														
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	332	AUTOREP				RC				40,000		3.10	0.7700	B	1.0000	0.80	IA	1.00	TOP2				1.00	1.91	76,400														
1	332	AUTOREP				RC				2.41		48,000.00	1.0000	0	1.0000	0.75	IA	1.00	TOP3				1.00	36,000.00	86,800														
Total Card Land Units:										3.33		AC	Parcel Total Land Area:				3.33 AC				Total Land Value:										163,200								

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	30		GARAGE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	18		CORREG STL	Code	Description		Percentage
Exterior Wall 2				332	AUTOREP		100
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		40.14	
Interior Floor 2							
Heating Fuel	1		OIL	Replace Cost			150,515
Heating Type	1		FORCED H/A	AYB			2001
AC Percent	0			EYB			2002
FBM Sqft				Dep Code			AV
Bldg Use	332		AUTOREP	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			12
Full Baths	0			Functional Obslnc			
Half Baths	2			External Obslnc			
Extra Fixtures	1			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			88
Foundation	6		SLAB	Apprais Val			132,500
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	3,500	1.61	2001	A		GD	70	3,900
65	MEZ-UNF	EX	Extra Feature	B	600	17.25	2002	A	1	AV	88	9,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,750	3,750		40.14	150,515	
Ttl. Gross Liv/Lease Area:		3,750	3,750	3,750		150,515	

