

Property Location: 41 BENTON DR
Vision ID: 5988

Account #6071

MAP ID:9/ 9/ 13/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:400

Print Date:12/07/2016 08:45

CURRENT OWNER		TOPO.	UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION												
MCGILL REALTY MANAGEMENT CO 38 STONEGATE CR WILBRAHAM, MA 01095 Additional Owners:			1	TYPCL					Description	Code	Appraised Value	Assessed Value													
									INDUSTR.	400	633,200	633,200													
									IND LAND	400	167,900	167,900													
									INDUSTR.	400	19,200	19,200													
SUPPLEMENTAL DATA																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375712_2842713						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#			Total				820,300		820,300										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
MCGILL REALTY MANAGEMENT COMPANY LLC MCGILL HARRY C, MCGILL HARRY A + DOROTHY			11019/ 284 09453/ 0449 04957/ 0083		11/30/1999 04/18/1996 06/23/1980		U	I	1	B	A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
												2016	400	633,200		2015	400	633,200		2014	B	679,800			
												2016	400	167,900		2015	400	167,900		2014	L	185,600			
												2016	400	19,200		2015	400	19,200		2014	O	20,000			
												Total:		820,300		Total:		820,300		Total:		885,400			
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																									
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A								400			GG														
NOTES																									
MCGILL HOSE + COUPLING												Appraised Bldg. Value (Card) 627,400													
												Appraised XF (B) Value (Bldg) 5,800													
												Appraised OB (L) Value (Bldg) 19,200													
												Appraised Land Value (Bldg) 167,900													
												Special Land Value 0													
												Total Appraised Parcel Value 820,300													
												Valuation Method: C													
												Adjustment: 0													
												Net Total Appraised Parcel Value				820,300									
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			
201303222 19		12/30/2013 02/28/1996		GEN MN	GENERATOR Manual Note		15,000 473,105		04/22/2014		100 0	04/22/2014		ADDITION		04/22/2014 05/07/2004 12/12/1996 01/09/1981				105 303 200 500	15 3 3 3	PERMIT VISIT MEAS+INSPCTD MEAS+INSPCTD 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	400	FACTORY		INDG				40,000		3.10	0.7000	B	1.0000	1.00	GG	1.00					1.00	2.17	86,800		
1	400	FACTORY		INDG				1.56		52,000.00	1.0000	0	1.0000	1.00	GG	1.00					1.00	52,000.00	81,100		
Total Card Land Units:				2.48		AC		Parcel Total Land Area:				2.48 AC								Total Land Value:				167,900	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	96		INDUSTRIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	18		CORREG STL	Code	Description		Percentage
Exterior Wall 2				400	FACTORY		100
Roof Structure	4		FLAT		COST/MARKET VALUATION		
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	12		CONCRETE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	10						
FBM Sqft							
Bldg Use	400		FACTORY				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	4						
Extra Fixtures	6						
#Heat Sys	1						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	20						
FBM Quality							

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	15,000	1.61	1996	A		GD	70	16,900
83	SIGN			L	12	28.75	1996	A		GD	70	200
86	CONC PAV			L	1,500	2.30	1996	A		AV	60	2,100
PSP	PARTIAL SPR			L	1	1.00	1996	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	2	3,680.00	1993	A	1	AV	79	5,800
GEN	GENERATOR			B	1	0.00	1993	A	1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	450		1.57	706	
FFL	1ST FLOOR	25,850	25,850		30.70	793,494	
Ttl. Gross Liv/Lease Area:		25,850	26,300	25,873		794,200	

