Property Location: 34 BALDWIN ST | **MAP ID: 16/ 105/ 11/ /** | **Bldg Name:** | **State Use: 400**

Vision ID: 622 | **Account #644** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 11/30/2016 16:24**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
JOHNSON WILLIAM F TR + SERRA DA		1 TYPCL		
FRASER ABBOT REALTY TRUST				
35 FRASER DR				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_379754_2850341	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
INDUSTR.	400	32,000	32,000
IND LAND	400	51,000	51,000
INDUSTR.	400	5,900	5,900
	Total	88,900	88,900

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
JOHNSON WILLIAM F TR + SERRA DALE M TR	03308/ 0588	12/15/1967	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	400	32,000	2015	400	32,000	2014	B	32,700
2016	400	51,000	2015	400	51,000	2014	L	55,200
2016	400	5,900	2015	400	5,900	2014	O	4,400
	Total:	88,900	*Total:*		88,900	*Total:*		92,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			400	IA

NOTES

S.A. MACHINE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	32,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	5,900
Appraised Land Value (Bldg)	51,000
Special Land Value	0
Total Appraised Parcel Value	88,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**88,900**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/14/2004			303	3	MEAS+INSPCTD
07/17/1992			107	2	MEASURED
05/02/1981			500	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	400	FACTORY	IND				7,000	SF	10.41	0.7000	B	1.0000	1.00	IA	1.00				1.00	7.29	51,000

Total Card Land Units: 0.16 AC | **Parcel Total Land Area:** 0.16 AC | **Total Land Value:** 51,000

Property Location: 34 BALDWIN ST **MAP ID: 16/ 105/ 11/ /** **Bldg Name:** **State Use: 400**

Vision ID: 622 **Account #644** **Bldg #: 1 of 1** **Sec #: 1 of 1** **Card 1 of 1** **Print Date: 11/30/2016 16:24**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	33		INDUST-LT
Model	96		INDUSTRIAL
Grade	C-		AVG. (-)
Stories	1.00		1 STORY
Occupancy	1		
Exterior Wall 1	21		CONC BLOCK
Exterior Wall 2	8		BRICK VENR
Roof Structure	4		FLAT
Roof Cover	4		TAR+GRAVEL
Interior Wall 1	5		MINIMUM
Interior Wall 2	1		DRYWALL
Interior Floor 1	12		CONCRETE
Interior Floor 2			
Heating Fuel	2		GAS
Heating Type	1		FORCED H/A
AC Percent	0		
FBM Sqft			
Bldg Use	400		FACTORY
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	1		
Extra Fixtures	1		
#Heat Sys	1		
Frame	1		WOOD
Bath Style	A		AVERAGE
Foundation	6		SLAB
Partitions	T		TYPICAL
Wall Height	12		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

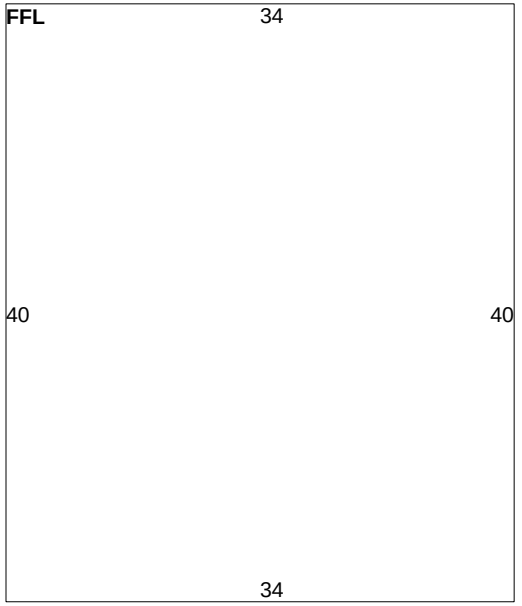
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
400	FACTORY	100

COST/MARKET VALUATION

Adj. Base Rate:	46.19
Replace Cost	62,815
AYB	1960
EYB	1965
Dep Code	FR
Remodel Rating	
Year Remodeled	
Dep %	49
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	51
Apprais Val	32,000
Dep % Ovr	0
Dep Ovr Comment	
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
02	SHED/FR			L	1,200	7.48	1960	A		FR	50	4,500
85	PAVING			L	1,500	1.61	1970	A		AV	60	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,360	1,360		46.19	62,815
	Ttl. Gross Liv/Lease Area:	1,360	1,360	1,360		62,815