

Property Location: 46 BALDWIN ST
Vision ID: 626

Account #648

MAP ID:16/ 109/ 16/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use:400
Print Date:11/30/2016 16:25

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
JOHNSON WILLAM F TR + SERRA DA FRASER ABBOTT REALTY TRUST 35 FRASER DR EAST LONGMEADOW, MA 01028 Additional Owners:				1 TYPCL						Description		Code						Appraised Value		Assessed Value	
										INDUSTR.		400						169,800		169,800	
												IND LAND						400		58,700	
										INDUSTR.		400		1,200		1,200					
SUPPLEMENTAL DATA																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379726_2850615						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
										Total				229,700				229,700			

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)								
JOHNSON WILLAM F TR + SERRA DALE M TR				03309/ 0530		12/20/1967		U		I		0				Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value								
																2016 400 169,800			2015 400 169,800			2014 B 171,700		
																2016 400 58,700			2015 400 58,700			2014 L 63,500		
																2016 400 1,200			2015 400 1,200			2014 O 1,400		
																Total:								

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										Appraised Bldg. Value (Card) 169,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,200 Appraised Land Value (Bldg) 58,700 Special Land Value 0 Total Appraised Parcel Value 229,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 229,700														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing														Batch		
0001/A								400														IA		

NOTES										BLDG ATT TO 16/188/14 CONSIGNMENT PLUS											

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	
127		06/23/2009		6		SIGN		200				0				13" X 54" WALL (CONS		12/03/2009						317		15		PERMIT VISIT	
12		01/01/1995		MN		Manual Note		42,600				0				ALTERATION		05/14/2004						303		3		MEAS+INSPCTD	
																		04/22/1996						107		15		PERMIT VISIT	
																		07/17/1992						107		3		MEAS+INSPCTD	
																		03/02/1984						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				14,000 SF		5.98	0.7000	B	1.0000	1.00	IA	1.00					1.00	4.19	58,700		
Total Card Land Units:				0.32		AC		Parcel Total Land Area:				0.32 AC				Total Land Value:								58,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	33		INDUST-LT						
Model	96		INDUSTRIAL						
Grade	C+		AVG. (+)						
Stories	1.00		1 STORY						
Occupancy	2			MIXED USE					
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage		
Exterior Wall 2	8		BRICK VENR	400	FACTORY		100		
Roof Structure	1		GABLE						
Roof Cover	1		ASPHALT SH						
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION					
Interior Wall 2	6		AVERAGE						
Interior Floor 1	4		CARPET	Adj. Base Rate:		54.66			
Interior Floor 2									
Heating Fuel	2		GAS	Replace Cost		232,648			
Heating Type	1		FORCED H/A	AYB		1968			
AC Percent	75			EYB		1987			
FBM Sqft	1440			Dep Code		GD			
Bldg Use	400		FACTORY	Remodel Rating					
Total Rooms	0			Year Remodeled					
Bedrooms	0			Dep %		27			
Full Baths	0			Functional Obslnc					
Half Baths	4			External Obslnc					
Extra Fixtures	2			Cost Trend Factor		1			
#Heat Sys	1			Condition					
Frame	1		WOOD	% Complete					
Bath Style	A		AVERAGE	Overall % Cond		73			
Foundation	6		SLAB	Apprais Val		169,800			
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
85	PAVING			L	1,200	1.61	1960	A		AV	60	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,440		10.93	15,743	
FFL	1ST FLOOR	3,968	3,968		54.66	216,905	
Ttl. Gross Liv/Lease Area:		3,968	5,408	4,256		232,648	

