

Property Location: 31 HARKNESS AV

MAP ID:12/ 33/ 0/ /

Bldg Name:

State Use:326

Vision ID: 63

Account #64

Bldg #: 1 of 4

Sec #: 1 of 1

Card 1 of 4

Print Date:11/30/2016 14:04

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value	
						COMMERC.	323	518,500	518,500	
						COMMERC.	323	900	900	
						COMMERC.	325	199,700	199,700	
SUPPLEMENTAL DATA						COMMERC.	326	218,900	218,900	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377035_2856102				Received		COMM LAND	326	349,000	349,000	
				Field 7		COMMERC.	326	58,800	58,800	
				Field 8						
				Field 9						
				Field 10						
ASSOC PID#						Total		1,345,800	1,345,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
COUNTRY DEVELOPMENT CORP PERELLA COUNTRY DEV PERELLA CAR		06565/ 27	07/21/1987	U	I	1	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		06565/ 25	07/21/1987	U	I	1	A	2016	323	504,200	2015	323	504,200	2014	B	933,400
		6275/ 510	10/31/1986	U	I	0	A	2016	323	900	2015	323	900	2014	L	303,000
		05312/ 0298	09/23/1982	U	I	45,000	A	2016	325	194,300	2015	325	194,300	2014	O	56,300
								2016	326	212,600	2015	326	212,600			
								2016	326	317,400	2015	326	317,400			
								2016	326	58,800	2015	326	58,800			
								Total:		1,288,200	Total:		1,288,200	Total:		1,292,700

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:																		

ASSESSING NEIGHBORHOOD									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch	
0001/A						326		BG	

NOTES									
TAO'S ASIAN CUISINE (LIGHTED ROOF SIGN IN PLACE, NOT ASSESSED.									

Appraised Bldg. Value (Card)										209,900	
Appraised XF (B) Value (Bldg)										9,000	
Appraised OB (L) Value (Bldg)										58,800	
Appraised Land Value (Bldg)										349,000	
Special Land Value										0	
Total Appraised Parcel Value										1,345,800	
Valuation Method:										C	
Adjustment:										0	
Net Total Appraised Parcel Value										1,345,800	

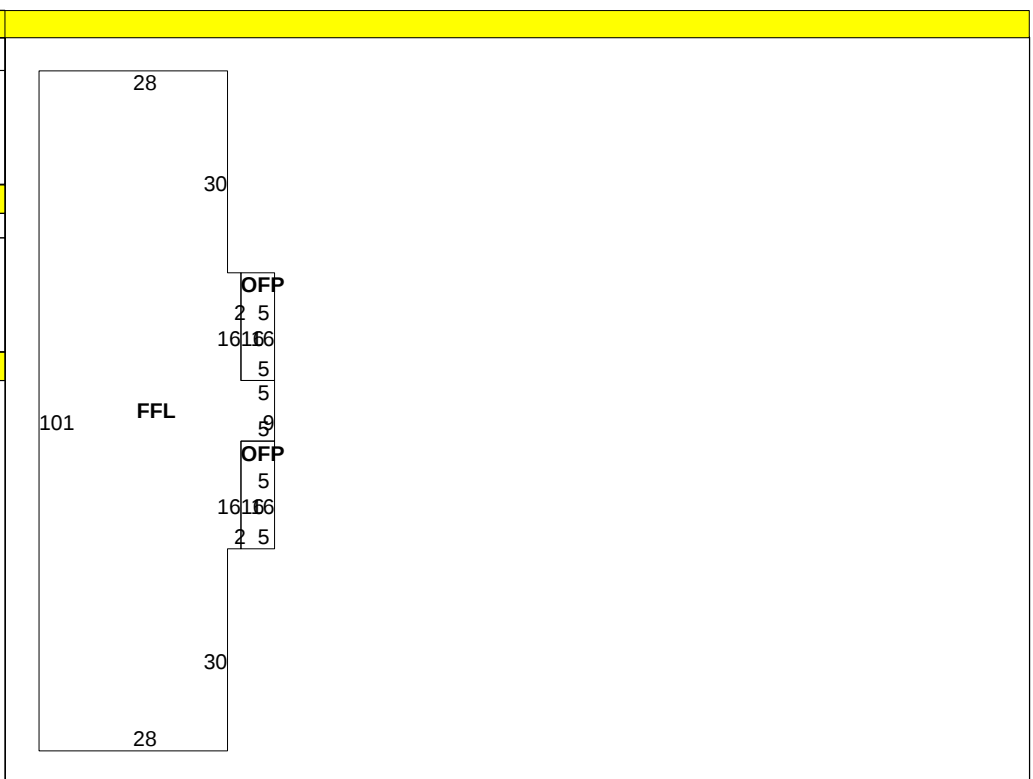
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result					
201601805	06/02/2016	7	REMODEL	4,000	04/29/2016	0	04/29/2016	SPLIT UNIT INTO TWO	04/29/2016			317	15	PERMIT VISIT					
201502679	09/29/2015	12	REROOF	37,500		100		05/17/2013	105			15	PERMIT VISIT						
201203214	10/19/2012	6	SIGN	600		0		02/15/2012	317			15	PERMIT VISIT						
204	07/13/2011	6	SIGN	4,000		0		02/15/2012	317			15	PERMIT VISIT						
126	05/17/2011	7	REMODEL	50,000		0		02/10/2012	317			15	PERMIT VISIT						
238	07/22/2010	6	SIGN	230	0			MAUREEN'S SWEET SH											
239	07/22/2010	6	SIGN	300	0			MAUREEN'S SWEET SH											

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	326	RST/BAR	BUS				90,169	SF	2.48	1.5600	E	1.0000		1.00	BG		1.00	3.87	349,000		
Total Card Land Units:			2.07		AC		Parcel Total Land Area:			2.07 AC			Total Land Value:							349,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				326	RST/BAR		100
Roof Structure	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		82.14	
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS	Replace Cost			244,035
Heating Type	1		FORCED H/A	AYB			1987
AC Percent	100			EYB			2000
FBM Sqft				Dep Code			GD
Bldg Use	326		RST/BAR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			14
Full Baths	0			Functional Obslnc			
Half Baths	2			External Obslnc			
Extra Fixtures	4			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			86
Foundation	6		SLAB	Apprais Val			209,900
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
77	LITE-SIN			L	4	690.00	1987	A		AV	55	1,500
78	LITE-DBL			L	4	920.00	1987	A		AV	55	2,000
83	SIGN			L	74	28.75	1987	A		AV	55	1,200
85	PAVING			L	57,000	1.61	1987	A		AV	55	50,500
88	FENCE-6			L	672	9.78	1987	A		AV	55	3,600
81	COOLER	EX	Extra Feature	B	96	46.00	2000	A		GD	81	3,600
82	FREEZER			B	96	69.00	2000	A	1	GD	81	5,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,955	2,955		82.14	242,721	
OFF	OPEN PORCH	0	160		8.21	1,314	
Ttl. Gross Liv/Lease Area:		2,955	3,115	2,971		244,035	



Property Location: 33 HARKNESS AV

MAP ID:12/ 33/ 0/ /

Bldg Name:

State Use:326

Vision ID: 63

Account #64

Bldg #: 2 of 4

Sec #: 1 of 1

Card 2 of 4

Print Date:11/30/2016 14:04

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value	
						COMMERC.	323	518,500	518,500	
						COMMERC.	323	900	900	
						COMMERC.	325	199,700	199,700	
SUPPLEMENTAL DATA						COMMERC.	326	218,900	218,900	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377035_2856102				Received		COMM LAND	326	349,000	349,000	
				Field 7		COMMERC.	326	58,800	58,800	
				Field 8						
				Field 9						
				Field 10						
				ASSOC PID#						
						Total		1,345,800	1,345,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
COUNTRY DEVELOPMENT CORP PERELLA COUNTRY DEV PERELLA CAR		06565/ 27	07/21/1987	U	I	1	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		06565/ 25	07/21/1987	U	I	1	A	2016	323	504,200	2015	323	504,200	2014	B	933,400
		6275/ 510	10/31/1986	U	I	0	A	2016	323	900	2015	323	900	2014	L	303,000
		05312/ 0298	09/23/1982	U	I	45,000	A	2016	325	194,300	2015	325	194,300	2014	O	56,300
								2016	326	212,600	2015	326	212,600			
								2016	326	317,400	2015	326	317,400			
								2016	326	58,800	2015	326	58,800			
								Total:		1,288,200	Total:		1,288,200	Total:		1,292,700

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:																

ASSESSING NEIGHBORHOOD									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch	
0001/A						326		BG	

NOTES									
NO SFL PEPPAS PIZZERIA/THE BEER SHOP									

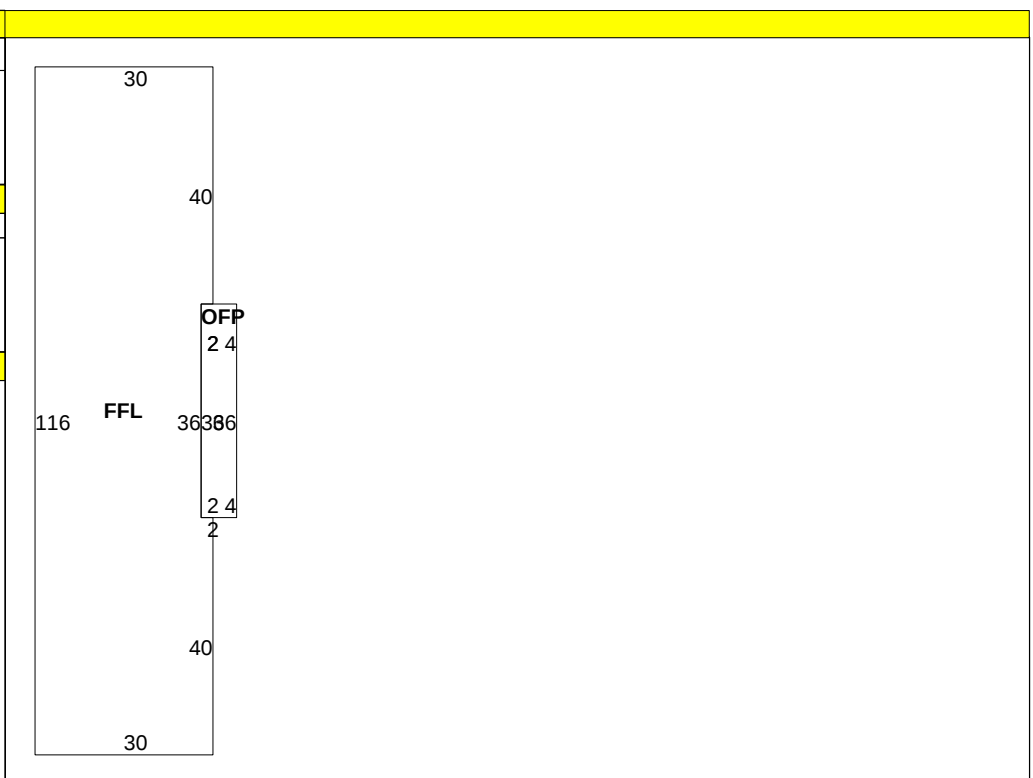
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
									04/29/2016			317	15	PERMIT VISIT	
									05/17/2013			105	15	PERMIT VISIT	
									02/15/2012			317	15	PERMIT VISIT	
									02/15/2012			317	15	PERMIT VISIT	
									02/10/2012			317	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			
2	323	SHOPCTR	BUS				0 SF	0.00	1.5600	E	1.0000	1.00	BG	1.00			.00	0.00	0			
Total Card Land Units:			0.00	AC	Parcel Total Land Area:			2.07 AC												Total Land Value:		0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	3			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		100
Roof Structure	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:		82.73	
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost			
Heating Type	1		FORCED H/A	AYB	283,770		
AC Percent	100			EYB	1987		
FBM Sqft				Dep Code	1995		
Bldg Use	323		SHOPCTR		GD		
Total Rooms	0			Remodel Rating			
Bedrooms	0			Year Remodeled			
Full Baths	0			Dep %	19		
Half Baths	0			Functional Obslnc			
Extra Fixtures	2			External Obslnc	40		
#Heat Sys	3			Cost Trend Factor			
Frame	1		WOOD	Condition			
Bath Style	A		AVERAGE	% Complete			
Foundation	6		SLAB	Overall % Cond	81		
Partitions	T		TYPICAL	Apprais Val	229,900		
Wall Height	12			Dep % Ovr	0		
FBM Quality				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	180	7.48	2000	A		AV	55	700
02	SHED/FR			L	48	7.48	2000	A		AV	55	200
81	COOLER	EX	Extra Feature	B	72	46.00	1995	A	1	GD	81	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	3,408	3,408		82.73	281,950
OFP	OPEN PORCH	0	216		8.43	1,820
Ttl. Gross Liv/Lease Area:		3,408	3,624	3,430		283,770



Property Location: 35 HARKNESS AV

MAP ID:12/ 33/ 0/ /

Bldg Name:

State Use:326

Vision ID: 63

Account #64

Bldg #: 3 of 4

Sec #: 1 of 1

Card 3 of 4

Print Date:11/30/2016 14:04

CURRENT OWNER

COUNTRY DEVELOPMENT CORP

37 HARKNESS AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_377035_2856102

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

323

518,500

518,500

COMMERC.

323

900

900

COMMERC.

325

199,700

199,700

COMMERC.

326

218,900

218,900

COMM LAND

326

349,000

349,000

COMMERC.

326

58,800

58,800

Total

1,345,800

1,345,800

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

COUNTRY DEVELOPMENT CORP

PERELLA

COUNTRY DEV

PERELLA CAR

BK-VOL/PAGE

06565/ 27

06565/ 25

6275/ 510

05312/ 0298

SALE DATE

07/21/1987

07/21/1987

10/31/1986

09/23/1982

q/u

U

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U

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v/i

I

I

I

I

SALE PRICE

1

1

0

45,000

V.C.

B

A

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

323

504,200

2015

323

504,200

2014

B

933,400

2016

323

900

2015

323

900

2014

L

303,000

2016

325

194,300

2015

325

194,300

2014

O

56,300

2016

326

212,600

2015

326

212,600

2016

326

317,400

2015

326

317,400

2016

326

58,800

2015

326

58,800

Total:

1,288,200

Total:

1,288,200

Total:

1,292,700

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

326

Batch

BG

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

199,700

0

0

0

0

1,345,800

C

0

1,345,800

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

04/29/2016

317

15

PERMIT VISIT

05/17/2013

105

15

PERMIT VISIT

02/15/2012

317

15

PERMIT VISIT

02/15/2012

317

15

PERMIT VISIT

02/10/2012

317

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

3

325

STORE

BUS

0 SF

0.00

1.5600

E

1.0000

1.00

BG

1.00

0.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

2.07 AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.50		1 1/2 STORIES				
Occupancy	1			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			88.57
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			246,501
Heating Type	1		FORCED H/A	AYB			1987
AC Percent	100			EYB			1995
FBM Sqft				Dep Code			GD
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			19
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	12			Cost Trend Factor			
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			81
Foundation	6		SLAB	Apprais Val			199,700
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
CVAC	CENTRAL VAC			B	1	1.00	1995	A	1	AV	81	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	2,436	2,436		88.57	215,760
UHS	UNFIN HALF STORY	0	1,156		26.59	30,735

[illegible]

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[illegible]

Ttl. Gross Liv/Lease Area:		2,436	3,592	2,783		246,501



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	2.00		2 STORY				
Occupancy	4			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		76.01	
Interior Floor 2				Replace Cost		348,671	
Heating Fuel	2		GAS	AYB		1988	
Heating Type	1		FORCED H/A	EYB		1996	
AC Percent	100			Dep Code		GD	
FBM Sqft				Remodel Rating			
Bldg Use	323		SHOPCTR	Year Remodeled			
Total Rooms	0			Dep %		18	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	4			Cost Trend Factor			
Extra Fixtures	2			Condition			
#Heat Sys	3			% Complete			
Frame	1		WOOD	Overall % Cond		82	
Bath Style	A		AVERAGE	Apprais Val		285,900	
Foundation	6		SLAB	Dep % Ovr		0	
Partitions	T		TYPICAL	Dep Ovr Comment			
Wall Height	12			Misc Imp Ovr		0	
FBM Quality				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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,260	2,260		76.01	171,789	
OFF	OPEN PORCH	0	665		7.66	5,093	
SFL	2ND FLOOR	2,260	2,260		76.01	171,789	
Ttl. Gross Liv/Lease Area:		4,520	5,185	4,587		348,671	

