

Property Location: 671 NORTH MAIN ST
Vision ID: 997

Account #1024

MAP ID:1A/ 32/ 1/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use:325

Print Date:12/01/2016 09:46

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
PASSIVE REALTY LLC 130 ORCHARD RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value	
											COMMERC.		325						83,100		83,100	
											COMM LAND		325						23,500		23,500	
											COMMERC.		325		1,500		1,500					
SUPPLEMENTAL DATA																						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374069_2856334							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
Total											108,100				108,100							

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
PASSIVE REALTY LLC CITY LINE DEVELOPMENT CORP LEVIN				20645/ 44 06412/ 114 03109/ 0546		03/31/2015 03/11/1987 05/07/1965		U	I	325,000 1 0		1T G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2016	325	80,900		2015	325	80,900		2014	B	75,000	
													2016	325	21,400		2015	325	21,400		2014	L	25,500	
													2016	325	1,500		2015	325	1,500		2014	O	2,800	
													Total:			103,800		Total:		103,800		Total:		103,300

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) 83,100 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,500 Appraised Land Value (Bldg) 23,500 Special Land Value 0 Total Appraised Parcel Value 108,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 108,100														
NBHD/ SUB		NBHD Name		Street Index Name											Tracing		Batch		
0001/A															325		BG		

NOTES														
BUILDING ANGLED FAMILY HAIR CARE , DOMINOSPIZZA SHERBROOKE-HIGHLAND UPHOLSTERY CHARM HAIR SALON														

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	
201601152		04/01/2016		6	SIGN		800			0			ELEGANCE BARBERSH		05/06/2004			303	14	INSPECTED	
290		10/24/2001		42	REPAIRS		20,000			0			TO WALL DMGED BY C		03/01/2002			105	15	PERMIT VISIT	
193		08/20/1998		6	SIGN		350			0					01/15/1999			105	15	PERMIT VISIT	
27		03/18/1996		MN	Manual Note		5,000			0			ALTER		12/11/1996			200	15	PERMIT VISIT	
28		03/18/1996		MN	Manual Note		1,000			0			SIGN		06/30/1992			107	3	MEAS+INSPCTD	
116		06/01/1991		MN	Manual Note		3,000			0			ALTER								

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	325	STORE		BUS				1,216 SF	12.40	1.5600	E	1.0000	1.00	BG	1.00				1.00	19.34	23,500		
Total Card Land Units:				0.03		AC		Parcel Total Land Area:				0.03 AC				Total Land Value:				23,500			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	3			MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			106.47
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS	Replace Cost			122,232
Heating Type	1		FORCED H/A	AYB			1930
AC Percent	100			EYB			1982
FBM Sqft				Dep Code			AV
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			32
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	7			Cost Trend Factor			1
#Heat Sys	2			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			68
Foundation	1		CONCRETE	Apprais Val			83,100
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
81	COOLER	OB	Outbuilding	L	60	46.00	1980	A		AV	55	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	957		21.25	20,337
FFL	1ST FLOOR	957	957		106.47	101,896

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