

Property Location: 621 NORTH MAIN ST
Vision ID: 1021

Account #1048

MAP ID: 1A/ 54/ 85/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 326

Print Date: 12/14/2017 20:00

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION													
COELHO MANUEL R COELHO GEORGETTE C 621 NORTH MAIN ST EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value														
										COMMERC.	326	375,800	375,800														
										COMM LAND	326	164,500	164,500														
										COMMERC.	326	12,800	12,800														
SUPPLEMENTAL DATA																											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374673_2856131						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																					
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
COELHO MANUEL R HOBBS DECLAN A GIAMMARINO		07341/ 0308 06654/ 449 02900/ 0091		12/08/1989 10/16/1987 08/27/1962		U	1	325,000 155,000 0		B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
											2017	326	361,600		2016	326	351,400		2015	326	351,400						
											2017	326	154,300		2016	326	140,300		2015	326	140,300						
											2017	326	12,800		2016	326	12,800		2015	326	12,800						
											Total:		528,700		Total:		504,500		Total:		504,500						
EXEMPTIONS				OTHER ASSESSMENTS																This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised Bldg. Value (Card)374,700 Appraised XF (B) Value (Bldg)1,100 Appraised OB (L) Value (Bldg)12,800 Appraised Land Value (Bldg)164,500 Special Land Value0 Total Appraised Parcel Value553,100 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value553,100							
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																											
FLAG POLE NVC CLUB MEADOWS - FUNCTION																											
ROOM BMT NO PERMIT FOR SMOKING AREA																											
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							
201700048		01/10/2017		9	ALTERATION		2,000		05/06/2016	0	05/06/2016		CONTR WALL BETWE		05/06/2016			317	15	PERMIT VISIT							
201503074		12/14/2015		MN	Manual Note		20,000			100			KITCHEN EQUIPMENT		12/14/2004			311	15	PERMIT VISIT							
62		04/14/2004		41	FOUNDATION		4,500			0			CANCELLED		05/27/2003			200	3	MEAS+INSPCTD							
77		04/09/2002		4	ADDITION		20,000			0			ADD TO FRONT OF BL		01/11/1995			107	15	PERMIT VISIT							
65		04/01/1994		MN	Manual Note		25,000			0			ADDITION		01/17/1994			105	15	PERMIT VISIT							
42		04/01/1993		MN	Manual Note		800			0			SIGN														
24		02/01/1993		MN	Manual Note		4,000			0			ALTERATION														
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				23,700	SF	4.06	1.7100	E	1.0000	1.00	BG	1.00			1.00	6.94	164,500					
Total Card Land Units:					0.54		AC	Parcel Total Land Area:					0.54 AC					Total Land Value:					164,500				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	25		CONC.PANEL	Code	Description		Percentage
Exterior Wall 2	7		BRICK	326	RST/BAR		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	8		PLYWD PANL				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:			70.10
Interior Floor 2	11		MASONRY				
Heating Fuel	2		GAS	Replace Cost			567,797
Heating Type	1		FORCED H/A	AYB			1973
AC Percent	100			EYB			1983
FBM Sqft	2140			Dep Code			AG
Bldg Use	326		RST/BAR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			34
Full Baths	0			Functional Obslnc			
Half Baths	4			External Obslnc			
Extra Fixtures	6			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			66
Foundation	1		CONCRETE	Apprais Val			374,700
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	14,500	1.61	1973	A		AV	55	12,800
81	COOLER	EX	Extra Feature	B	35	46.00	1983	A	1	AV	66	1,100

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	4,280		14.02	60,004
CNP	CANOPY	0	174		631	
FFL	1ST FLOOR	5,567	5,567		70.10	390,238
OFC	OFFICE	1,662	1,662		70.10	116,504
OFP	OPEN PORCH	0	64		6.57	421

011	OPEN FLOOR	9	91	3151	121
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