

Property Location: 14 PLEASANT ST

Account #2017

MAP ID: 27/ 179/ 0/ /

Bldg Name:

State Use: 430

Vision ID: 1981

Account #2017

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 10:14

CURRENT OWNER

VERIZON COMMUNICATIONS INC  
C/O DUFF AND PHELPS  
PO BOX 2749  
  
ADDISON, TX 75001  
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_381519\_2850340

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

CURRENT ASSESSMENT

Description

INDUSTR.

IND LAND

INDUSTR.

Code

430

430

430

Appraised Value

410,000

107,100

3,500

Assessed Value

410,000

107,100

3,500

Total

520,600

520,600

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

VERIZON COMMUNICATIONS INC

BK-VOL/PAGE

01700/ 0487

SALE DATE

10/08/1940

q/u

U

v/i

I

SALE PRICE

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

430

378,300

2016

430

366,700

2015

430

366,700

2017

430

104,600

2016

430

104,600

2015

430

104,600

2017

430

3,500

2016

430

3,500

2015

430

3,500

Total:

486,400

Total:

474,800

Total:

474,800

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

430

BG

ASSESSING NEIGHBORHOOD

NOTES

NEW ENGLAND TELEPHONE + TELEGRAPH  
EXCHANGE STAT. FOR EQUIPMENT STORAGE

APPROAISED 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

409,000

1,000

3,500

107,100

0

520,600

C

0

520,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

4

01/10/2002

9

ALTERATION

45,000

0

NEW A/C UNIT,CONDN

160

07/21/1998

12

REROOF

29,835

0

REROOF NVC

90

04/01/1990

MN

Manual Note

203,400

0

REMODEL

158

01/01/1982

MN

Manual Note

0

0

ADDITION

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/24/2004

303

2

MEASURED

05/28/2003

200

15

PERMIT VISIT

05/24/1999

105

15

PERMIT VISIT

01/18/1991

107

15

PERMIT VISIT

03/02/1984

500

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

1

430

TEL XST

BUS

7,511 SF

9.14

1.5600

D

1.0000

1.00

BA

1.00

1.00

14.26

107,100

Total Card Land Units:

0.17 AC

Parcel Total Land Area:

0.17 AC

Total Land Value:

107,100

| CONSTRUCTION DETAIL                                            |             |     |              | CONSTRUCTION DETAIL (CONTINUED) |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|-------------|-----|--------------|---------------------------------|-------------|------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|------|-----------------|--|--|--|--|--|--|--|--|
| Element                                                        | Cd.         | Ch. | Description  | Element                         | Cd.         | Ch.        | Description |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Style                                                          | 57          |     | RELAY BLDG   |                                 |             |            |             | <div><div>SFL35</div><div>FFL</div><div>BMT</div><div>4545</div><div>3535</div><div>FFL</div><div>BMT</div><div>FFL</div><div>33636</div><div>40</div><div>35</div></div> |            |           |      |                 |  |  |  |  |  |  |  |  |
| Model                                                          | 96          |     | INDUSTRIAL   |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Grade                                                          | C+          |     | AVG. (+)     |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Stories                                                        | 2.00        |     | 2 STORY      |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Occupancy                                                      | 1           |     |              |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Exterior Wall 1                                                | 7           |     | BRICK        | Code                            | Description |            |             |                                                                                                                                                                           | Percentage |           |      |                 |  |  |  |  |  |  |  |  |
| Exterior Wall 2                                                |             |     |              | 430                             | TEL XST     |            |             |                                                                                                                                                                           | 100        |           |      |                 |  |  |  |  |  |  |  |  |
| RooF Structure                                                 | 4           |     | FLAT         |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| RooF Cover                                                     | 4           |     | TAR+GRAVEL   |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Interior Wall 1                                                | 5           |     | MINIMUM      |                                 |             |            |             | COST/MARKET VALUATION                                                                                                                                                     |            |           |      |                 |  |  |  |  |  |  |  |  |
| Interior Wall 2                                                | 1           |     | DRYWALL      | Adj. Base Rate:                 |             |            |             | 90.97                                                                                                                                                                     |            |           |      |                 |  |  |  |  |  |  |  |  |
| Interior Floor 1                                               | 5           |     | LINO/VINYL   |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Interior Floor 2                                               |             |     |              |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Heating Fuel                                                   | 1           |     | OIL          | Replace Cost                    |             |            |             | 481,148                                                                                                                                                                   |            |           |      |                 |  |  |  |  |  |  |  |  |
| Heating Type                                                   | 5           |     | STEAM        | AYB                             |             |            |             | 1941                                                                                                                                                                      |            |           |      |                 |  |  |  |  |  |  |  |  |
| AC Percent                                                     | 100         |     |              | EYB                             |             |            |             | 2002                                                                                                                                                                      |            |           |      |                 |  |  |  |  |  |  |  |  |
| FBM Sqft                                                       |             |     |              | Dep Code                        |             |            |             | VG                                                                                                                                                                        |            |           |      |                 |  |  |  |  |  |  |  |  |
| Bldg Use                                                       | 430         |     | TEL XST      | Remodel Rating                  |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Total Rooms                                                    | 0           |     |              | Year Remodeled                  |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Bedrooms                                                       | 0           |     |              | Dep %                           |             |            |             | 15                                                                                                                                                                        |            |           |      |                 |  |  |  |  |  |  |  |  |
| Full Baths                                                     | 0           |     |              | Functional Obslnc               |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Half Baths                                                     | 2           |     |              | External Obslnc                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Extra Fixtures                                                 | 2           |     |              | Cost Trend Factor               |             |            |             | 1                                                                                                                                                                         |            |           |      |                 |  |  |  |  |  |  |  |  |
| #Heat Sys                                                      | 1           |     |              | Condition                       |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Frame                                                          | 3           |     | CONCRETE     | % Complete                      |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Bath Style                                                     | A           |     | AVERAGE      | Overall % Cond                  |             |            |             | 85                                                                                                                                                                        |            |           |      |                 |  |  |  |  |  |  |  |  |
| Foundation                                                     | 1           |     | CONCRETE     | Apprais Val                     |             |            |             | 409,000                                                                                                                                                                   |            |           |      |                 |  |  |  |  |  |  |  |  |
| 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       |  |  |  |  |  |  |  |  |
| 85                                                             | PAVING      |     |              | L                               | 3,262       | 1.61       | 1941        | A                                                                                                                                                                         |            | AV        | 60   | 3,200           |  |  |  |  |  |  |  |  |
| 89                                                             | FENCE-8     |     |              | L                               | 24          | 12.65      | 1990        | A                                                                                                                                                                         |            | AV        | 60   | 200             |  |  |  |  |  |  |  |  |
| 88                                                             | FENCE-6     |     |              | L                               | 24          | 9.78       | 1990        | A                                                                                                                                                                         |            | AV        | 60   | 100             |  |  |  |  |  |  |  |  |
| 30                                                             | FIRE ESC    |     |              | B                               | 1           | 1,150.00   | 2002        | A                                                                                                                                                                         | 1          | AV        | 85   | 1,000           |  |  |  |  |  |  |  |  |
| BUILDING SUB-AREA SUMMARY SECTION                              |             |     |              |                                 |             |            |             |                                                                                                                                                                           |            |           |      |                 |  |  |  |  |  |  |  |  |
| Code                                                           | Description |     |              | Living Area                     |             | Gross Area |             | Eff. Area                                                                                                                                                                 |            | Unit Cost |      | Undeprec. Value |  |  |  |  |  |  |  |  |
| BMT                                                            | BASEMENT    |     |              | 0                               |             | 2,975      |             |                                                                                                                                                                           |            | 18.19     |      | 54,128          |  |  |  |  |  |  |  |  |
| FFL                                                            | 1ST FLOOR   |     |              | 3,119                           |             | 3,119      |             |                                                                                                                                                                           |            | 90.97     |      | 283,740         |  |  |  |  |  |  |  |  |
| SFL                                                            | 2ND FLOOR   |     |              | 1,575                           |             | 1,575      |             |                                                                                                                                                                           |            | 90.97     |      | 143,280         |  |  |  |  |  |  |  |  |
| Ttl. Gross Liv/Lease Area:                                     |             |     |              | 4,694                           |             | 7,669      |             | 5,289                                                                                                                                                                     |            |           |      | 481,148         |  |  |  |  |  |  |  |  |

