

Property Location: 55 WHITE AV

Account #2048

MAP ID: 27/ 41/ 14/ /

Bldg Name:

State Use: 325

Vision ID: 2011

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 10:33

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION													
STACY EUGENE D STACY MARY E 39 SHIRLEY ST WILBRAHAM, MA 01095 Additional Owners:					1 TYPCL								Description		Code		Appraised Value		Assessed Value															
													COMMERC.		325		132,600		132,600															
													COMM LAND		325		107,800		107,800															
													COMMERC.		325		4,100		4,100															
SUPPLEMENTAL DATA																																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381274_2850633										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																								
Total												244,500				244,500																		
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																	
STACY EUGENE D STACY EUGENE D					07683/ 0025 02868/ 0265		04/22/1991 03/21/1962		U U		1 1		1 0		A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
																	2017		325		123,000		2016		325		119,800		2015		325		119,800	
																	2017		325		115,600		2016		325		105,200		2015		325		105,200	
																	2017		325		4,100		2016		325		4,100		2015		325		4,100	
																	Total:				242,700		Total:				229,100		Total:				229,100	
EXEMPTIONS					OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 121,400 Appraised XF (B) Value (Bldg) 11,200 Appraised OB (L) Value (Bldg) 4,100 Appraised Land Value (Bldg) 107,800 Special Land Value 0 Total Appraised Parcel Value 244,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 244,500																	
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.																		
Total:																																		
ASSESSING NEIGHBORHOOD																																		
NBHD/ SUB			NBHD Name				Street Index Name				Tracing				Batch																			
0001/A											325				BG																			
NOTES																																		
STACY'S CLEANERS BLDG ANGLED																																		
BUILDING PERMIT RECORD																																		
Permit ID		Issue Date		Type		Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments																		
VISIT/ CHANGE HISTORY																																		
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				7,800		SF	8.86	1.5600	D	1.0000	1.00	BA	1.00					1.00	13.82	107,800									
Total Card Land Units:									0.18		AC	Parcel Total Land Area:				0.18 AC			Total Land Value:							107,800								

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	1						
Exterior Wall 1	6		STUCCO				
Exterior Wall 2							
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2							
Heating Fuel	1		OIL				
Heating Type	5		STEAM				
AC Percent	50						
FBM Sqft							
Bldg Use	325		STORE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	1						
Extra Fixtures	0						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

MIXED USE

Code	Description	Percentage
325	STORE	100

COST/MARKET VALUATION

Adj. Base Rate: 78.55

Replace Cost 186,703

AYB 1950

EYB 1982

Dep Code AV

Remodel Rating

Year Remodeled

Dep % 35

Functional Obslnc

External Obslnc

Cost Trend Factor 1

Condition

% Complete

Overall % Cond 65

Apprais Val 121,400

Dep % Ovr 0

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
85	PAVING			L	4,680	1.61	1955	A		AV	55	4,100
57	DRIVE-UP			B	1	17,250.00	1982	A	1	AV	65	11,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	438		15.78	6,912
FFL	1ST FLOOR	2,289	2,289		78.55	179,791
Ttl. Gross Liv/Lease Area:		2,289	2,727	2,377		186,703

