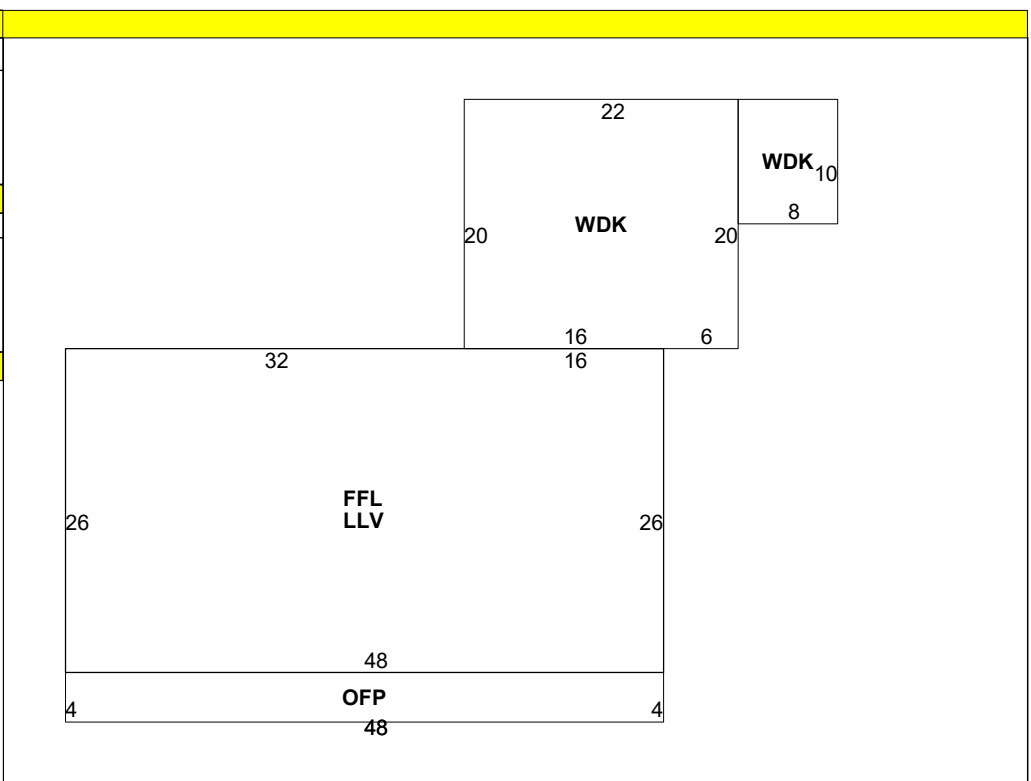


Property Location: 40 SPRUCE ST										MAP ID: 28A/ 47A/ 0/ /										Bldg Name:										State Use: 316																			
Vision ID: 2218										Account #2256										Bldg #: 1 of 3										Sec #: 1 of 1 Card 1 of 3										Print Date: 12/15/2017 11:44									
CURRENT OWNER										TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT										1006 4ST LONGMEADOW, M 																	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1						
Occupancy	1						
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft	1248						
Bldg Use	316		COM WHS				
Total Rooms	6						
Bedrooms							
Full Baths	0						
Half Baths	0						
Extra Fixtures	1						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	N		NONE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality	1						

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	192	7.48	1989	A		FR	40	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,248	1,248		90.77	113,276
LLV	LOWR LEVEL	0	1,248		22.69	28,319
OFP	OPEN PORCH	0	192		8.98	1,725
WDK	WOOD DECK	0	520		12.74	6,626
Ttl. Gross Liv/Lease Area:		1,248	3,208	1,652		149,945



Property Location: 40 SPRUCE ST
Vision ID: 2218

Account #2256

MAP ID: 28A/ 47A/ 0/ /

Bldg #: 2 of 3

Bldg Name:

Sec #: 1 of 1

Card 2 of 3

State Use: 316

Print Date: 12/15/2017 11:44

CURRENT OWNER

T + K REALTY LLC

105 HILLSIDE DR

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_380702_2847741

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

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Code

316

316

316

Appraised Value

337,600

173,900

600

Assessed Value

337,600

173,900

600

Total

512,100

512,100

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

T + K REALTY LLC

KIRKPATRICK MARK D HEIRS + DEV OF

MAMANE,BENJAMIN

CARROLL WILLIAM P,

CARROLL WILLIAM P,

SCHREIBER WARREN E

BK-VOL/PAGE

35959/ LC

13634/ 67

LC029227

11012/ 492

LCO2-6726

LCO2-4722

SALE DATE

05/14/2014

09/30/2003

11/24/1999

11/24/1999

11/23/1994

07/03/1990

q/u

U

U

U

U

U

U

v/i

I

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I

I

I

I

SALE PRICE

191,000

255,000

145,000

145,000

140,000

1

V.C.

1V

G

G

G

G

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

316

316

316

Assessed Value

462,500

186,000

600

649,100

Yr.

2016

2016

2016

Total:

Code

316

316

316

Assessed Value

170,100

172,400

600

343,100

Yr.

2015

2015

2015

Total:

Code

316

316

316

Assessed Value

48,100

164,500

600

213,200

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

101

Batch

MA

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

162,500

0

0

0

0

512,100

C

0

512,100

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

04/08/2016

06/19/2015

05/15/2015

03/06/2015

07/11/2014

02

317

317

317

105

317

14

15

15

15

3

INSPECTED

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

MEAS+INSPCTD

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

316

COM WHS

0 SF

0.00

1.0000

1.0000

1.00

0.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

2.42 AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	43		WAREHOUSE									
Model	94		COMMERCIAL									
Grade	C		AVERAGE									
Stories	1											
Occupancy				MIXED USE								
Exterior Wall 1	22		STEEL	Code	Description		Percentage					
Exterior Wall 2				316	COM WHS		100					
Roof Structure	1		GABLE									
Roof Cover	9		METAL									
Interior Wall 1	3		OTHER									
Interior Wall 2				COST/MARKET VALUATION								
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		36.48						
Interior Floor 2												
Heating Fuel	2		GAS	Replace Cost		164,170						
Heating Type	7		UNIT HTRS	AYB		2015						
AC Percent	50			EYB		2016						
FBM Sqft				Dep Code		GD						
Bldg Use	316		COM WHS	Remodel Rating								
Total Rooms	1			Year Remodeled								
Bedrooms				Dep %		1						
Full Baths				Functional Obslnc								
Half Baths	3			External Obslnc								
Extra Fixtures	1			Cost Trend Factor								
#Heat Sys	1			Condition								
Frame	2		STEEL	% Complete		99						
Bath Style	A		AVERAGE	Overall % Cond		162,500						
Foundation	1		CONCRETE	Apprais Val		0						
Partitions	T		TYPICAL	Dep % Ovr		0						
Wall Height	20			Dep Ovr Comment		0						
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
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value	
WHS	WAREHOUSE		6,000		6,000				27.36		164,170	
Ttl. Gross Liv/Lease Area:			6,000		6,000		4,500				164,170	

WHS

60

100



Property Location: 40 SPRUCE ST
Vision ID: 2218

Account #2256

MAP ID: 28A/ 47A/ 0/ /

Bldg Name:

Bldg #: 3 of 3

Sec #: 1 of 1

Card 3 of 3

State Use: 316

Print Date: 12/15/2017 11:44

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105 HILLSIDE DR

EAST LONGMEADOW, MA 01028

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145,000

145,000

140,000

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2017

Total:

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Assessed Value

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Yr.

2016

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Assessed Value

170,100

172,400

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343,100

Yr.

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2015

Total:

Code

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316

Assessed Value

48,100

164,500

600

213,200

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

101

Batch

MA

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

64,100

0

0

0

0

512,100

C

0

512,100

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

04/08/2016

06/19/2015

05/15/2015

03/06/2015

07/11/2014

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INSPECTED

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

MEAS+INSPCTD

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

316

COM WHS

0 SF

0.00

1.0000

1.0000

1.00

0.00

.00

0.00

0

Total Card Land Units:

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AC

Parcel Total Land Area:

2.42 AC

Total Land Value:

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