

Property Location: 280 NORTH MAIN ST
Vision ID: 251

Account #257

MAP ID: 14/ 12/ F/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 340

Print Date: 12/14/2017 15:02

CURRENT OWNER

CDB REALTY LLC

280 NORTH MAIN ST STE 1

EAST LONGMEADOW, MA 01028

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_378852_2853891

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

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Code

340

340

340

Appraised Value

737,300

228,500

27,500

Assessed Value

737,300

228,500

27,500

Total

993,300

993,300

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

CDB REALTY LLC

BUENDO CARLO M ,

BK-VOL/PAGE

19056/ 515

04375/ 0339

SALE DATE

12/28/2011

01/17/1977

q/u

U

U

v/i

1

1

SALE PRICE

1

0

V.C.

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

340

340

340

Assessed Value

681,000

212,700

19,300

913,000

Yr.

2016

2016

2016

Total:

Code

340

340

340

Assessed Value

661,300

195,100

19,300

875,700

Yr.

2015

2015

2015

Total:

Code

340

340

340

Assessed Value

661,300

195,100

19,300

875,700

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

340

Batch

BG

NOTES

THE REMINDER BUILDING CPA, SCANLON

SUB DIV #817

INS

A&L HOLISTIC HEALTH SPA, APPLIED

MORTGAGE, EISNER/MEYER & SHEPERDSON,

HIGHER GROUND, KEY PROGRAM,EVOLVE

MEDITATION CTRS

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

737,300

0

27,500

228,500

0

993,300

C

0

993,300

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201602724

10/25/2016

62

SOLAR

39,600

03/16/2017

100

03/16/2017

CARPORT ROOF

201602339

08/16/2016

62

SOLAR

120,000

03/16/2017

100

03/16/2017

TEMPORARY

201202177

05/07/2012

15

TENT

480

0

126

05/26/2004

6

SIGN

5,000

0

127

05/26/2004

6

SIGN

575

0

301

11/05/2003

4

ADDITION

481,706

0

OC 6/7/2004

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

340

OFFICE

COM

40,000

SF

3.10

1.7100

E

1.0000

1.00

BG

1.00

1.00

5.30

212,000

1

340

OFFICE

COM

0.33

AC

50,000.00

1.0000

0

1.0000

1.00

BG

1.00

1.00

50,000.00

16,500

Total Card Land Units:

1.25

AC

Parcel Total Land Area:

1.25

AC

Total Land Value:

228,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	71		OFFICE									
Model	94		COMMERCIAL									
Grade	B+		GOOD (+)									
Stories	1.00		1 STORY									
Occupancy	5			MIXED USE								
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage					
Exterior Wall 2				340	OFFICE		100					
Roof Structure	4		FLAT									
Roof Cover	4		TAR+GRAVEL									
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION								
Interior Wall 2	6		AVERAGE									
Interior Floor 1	4		CARPET	Adj. Base Rate:		85.87						
Interior Floor 2												
Heating Fuel	2		GAS	Replace Cost		1,010,057						
Heating Type	1		FORCED H/A	AYB		1976						
AC Percent	100			EYB		1990						
FBM Sqft	3720			Dep Code		GD						
Bldg Use	340		OFFICE	Remodel Rating								
Total Rooms	0			Year Remodeled								
Bedrooms	0			Dep %		27						
Full Baths	0			Functional Obslnc								
Half Baths	8			External Obslnc								
Extra Fixtures	15			Cost Trend Factor		1						
#Heat Sys	1			Condition								
Frame	2		STEEL	% Complete								
Bath Style	A		AVERAGE	Overall % Cond		73						
Foundation	6		SLAB	Apprais Val		737,300						
Partitions	A		ABV AVG	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	20,000	1.61	1976	A		AV	55	17,700
83	SIGN			L	14	28.75	2004	A		GD	70	300
84	SIGN-ILU			L	45	40.25	2004	A		GD	70	1,300
SPR	SPRINKLER			L	1	1.00		Null	A	AV	55	0
06	CARPORT			L	1,080	8.63	2016	G		GD	70	8,200
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1990		1		100	0
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value		
FFL	1ST FLOOR	10,816		10,816				85.87		928,741		
LDK	LOADING DK	0		96				8.94		859		
LLV	LOWR LEVEL	0		3,720				21.47		79,857		
OFF	OPEN PORCH	0		72				8.35		601		
Ttl. Gross Liv/Lease Area:		10,816		14,704		11,763				1,010,057		

62

60

FFL

LLV

60

54

8

54

8

LDK

121

8

54

116

FFL

OFF

18

32

62

