

Property Location: 296 NORTH MAIN ST
Vision ID: 253

Account #260

MAP ID: 14/ 13A/ E/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 340

Print Date: 12/14/2017 15:02

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 296 NORTH MAIN ST EAST LONGMEADOW, MA 01028 Additional Owners: VISION	
QUERCUS PROPERTIES LLC			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
265 MILLBROOK DR						COMMERC.	340	663,200	663,200		
EAST LONGMEADOW, MA 01028						COMM LAND	340	178,500	178,500		
Additional Owners:						COMMERC.	340	11,900	11,900		
SUPPLEMENTAL DATA						Total				853,600	853,600
Other ID:			Received								
SP Permit			Field 7								
Chapter Land			Field 8								
OC Dates			Field 9								
In+Ex FY			Field 10								
Mailed											
GIS ID: F_378845_2854094			ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
QUERCUS PROPERTIES LLC		20980/ 84	12/07/2015	Q	1	825,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
LAPLANTE RAYMOND E + CARLOS CARRANZA		20980/ 81	12/07/2015	U	1	10	1B	2017	340	508,900	2016	340	443,800	2015	340	443,800
LAPLANTE RAYMOND E + JAMES E WALSH + C C		05747/ 0504	01/17/1985	U	1	28,000	B	2017	340	165,400	2016	340	150,600	2015	340	150,600
								2017	340	11,900	2016	340	11,900	2015	340	11,900
								Total:		686,200	Total:		606,300	Total:		606,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.	
Total:													

ASSESSING NEIGHBORHOOD					
NBHD/ SUB		NBHD Name		Street Index Name	
0001/A				340	

NOTES					
TENANTS:					
VALLEY PLANNING, INC., EDWARD JONES					

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		
201502593	10/02/2015	6	SIGN	1,200	04/29/2016	100	04/29/2016	EDWARD JONES, NVC	04/29/2016			317	15	PERMIT VISIT		
201500610	03/27/2015	7	REMODEL	17,000	04/24/2015	100	04/24/2015	INT STE 22 EDWARD JONES	04/24/2015			317	15	PERMIT VISIT		
199	08/01/2001	8	RENOVATION	10,000		0		RENOVATE EXT. OFFICE	05/14/2004			303	3	MEAS+INSPCTD		
219	10/15/1997	6	SIGN	700		0		SIGN	03/01/2002			105	15	PERMIT VISIT		
13	01/01/1986	MN	Manual Note	0		0		SIGN	01/13/1998			200	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	340	OFFICE	COM				28,421	SF	3.67	1.7100	E	1.0000		1.00	BG	1.00	1.00	6.28	178,500	
Total Card Land Units:			0.65		AC		Parcel Total Land Area:			0.65			AC			Total Land Value:			178,500	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	B		GOOD				
Stories	3.00		3 STORY				
Occupancy	3						
Exterior Wall 1	8		BRICK VENR				
Exterior Wall 2							
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	3		ELECTRIC				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft	3321						
FBM Use	340		OFFICE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	6						
Extra Fixtures	1						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality	3						

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	12,000	1.61	1985	A		AV	55	10,600
84	SIGN-ILU			L	36	40.25	1997	G		GD	70	1,300
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BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,321	3,321		80.46	267,203	
LFL	LOWER FLR	3,321	3,321		68.39	227,135	
OFF	OPEN PORCH	0	90		8.05	724	
SFL	2ND FLOOR	3,321	3,321		80.46	267,203	
Ttl. Gross Liv/Lease Area:		9,963	10,053	9,474		762,266	

