

Property Location: NORTH MAIN ST
Vision ID: 4

Account #4

MAP ID: 1/ 13/ 5/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 316

Print Date: 12/14/2017 13:07

CURRENT OWNER

KELLY FRADET LUMBER CO INC

PO BOX 277

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Code

316

316

316

Appraised Value

93,400

162,500

9,000

Assessed Value

93,400

162,500

9,000

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_375918_2855835

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

264,900

264,900

RECORD OF OWNERSHIP

KELLY FRADET LUMBER CO INC

BK-VOL/PAGE

02516/ 0429

SALE DATE

12/19/1956

q/u

U

v/i

I

SALE PRICE

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

316

316

316

Assessed Value

107,800

152,100

9,000

268,900

Yr.

2016

2016

2016

Total:

Code

316

316

316

Assessed Value

107,800

138,500

9,000

255,300

Yr.

2015

2015

2015

Total:

Code

316

316

316

Assessed Value

107,800

138,500

9,000

255,300

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

316

Batch

BG

NOTES

KELLEY FRADET LUMBER. YARD WHSE OPEN 1

SIDE FUNC

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

93,400

0

9,000

162,500

0

264,900

C

0

264,900

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

02/05/2017

317

16

FIELDREV CHG

01/20/2004

303

3

MEAS+INSPCTD

06/06/1990

131

2

MEASURED

04/23/1981

500

3

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

1

316

COM WHS

BUS

23,010

SF

4.13

1.7100

E

1.0000

1.00

BG

1.00

1.00

7.06

162,500

Total Card Land Units:

0.53

AC

Parcel Total Land Area:

0.53

AC

Total Land Value:

162,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	94		COMMERCIAL				
Grade	D		FAIR				
Stories	1.00		1 STORY				
Occupancy	0			MIXED USE			
Exterior Wall 1	24		REIN.CONCR	Code	Description		Percentage
Exterior Wall 2				316	COM WHS		100
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	13		EARTH	Adj. Base Rate:		20.13	
Interior Floor 2				Replace Cost		161,014	
Heating Fuel	5		NONE	AYB		1980	
Heating Type	8		NONE	EYB		1975	
AC Percent	0			Dep Code		FR	
FBM Sqft				Remodel Rating			
Bldg Use	316		COM WHS	Year Remodeled			
Total Rooms	0			Dep %		42	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	0			Cost Trend Factor		1	
Extra Fixtures	0			Condition			
#Heat Sys	0			% Complete			
Frame	2		STEEL	Overall % Cond		58	
Bath Style	A		AVERAGE	Apprais Val		93,400	
Foundation	1		CONCRETE	Dep % Ovr		0	
Partitions	L		LIGHT	Dep Ovr Comment			
Wall Height	16			Misc Imp Ovr		0	
FBM Quality				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

88	FENCE-6			L	11	9.78	1960	A		AV	55	100
85	PAVING			L	10,000	1.61	1960	A		AV	55	8,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	

FFL	1ST FLOOR	8,000	8,000		20.13	161,014	
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Ttl. Gross Liv/Lease Area:		8,000	8,000	8,000		161,014	
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