

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								
TROON REALTY LLC 175 BENTON DR EAST LONGMEADOW, MA 01028 Additional Owners:						1	TYPCL					Description		Code	Appraised Value		Assessed Value		1006 4ST LONGMEADOW, MA <	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	96		INDUSTRIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 STORY				
Occupancy	4			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	401	IND WHS		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	6		AVERAGE	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:		34.68	
Interior Floor 1	12		CONCRETE	Replace Cost		941,223	
Interior Floor 2	4		CARPET	AYB		1988	
Heating Fuel	2		GAS	EYB		1995	
Heating Type	7		UNIT HTRS	Dep Code		AV	
AC Percent	10			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	401		IND WHS	Dep %		22	
Total Rooms	0			Functional ObsInc			
Bedrooms	0			External ObsInc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	9			Condition			
Extra Fixtures	4			% Complete			
#Heat Sys	1			Overall % Cond		78	
Frame	2		STEEL	Apprais Val		734,200	
Bath Style	A		AVERAGE	Dep % Ovr		0	
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr		0	
Wall Height	16			Misc Imp Ovr Comment			
FBM Quality				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	28,000	1.61	1988	A		AV	60	27,000
83	SIGN			L	36	28.75	2008	F		AV	60	600
83	SIGN			L	38	28.75	2008	F		AV	60	600
83	SIGN			L	8	28.75	2008	A		GD	70	200
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
91	LOAD LEV	EX	Extra Feature	B	3	3,680.00	1995	A	1	AV	74	8,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
EFP	ENCL PORCH	0	64		10.30	659
FFL	1ST FLOOR	27,120	27,120		34.68	940,565
Ttl. Gross Liv/Lease Area:		27,120	27,184	27,139		941,223

