

Property Location: 126 INDUSTRIAL DR
Vision ID: 5983

Account #6066

MAP ID: 9/ 3/ 18/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 2

State Use: 352

Print Date: 12/16/2017 04:44

CURRENT OWNER

INDUSTRIAL DRIVE ASSOCIATES LLC
C/O THE ARBORS KIDS
126 INDUSTRIAL 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_376282_2843563

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

CURRENT ASSESSMENT

Description

COMMERC.
COMM LAND
COMMERC.

Code
352
352
352

Appraised Value
2,829,700
276,100
105,000

Assessed Value
2,829,700
276,100
105,000

Total

3,210,800

3,210,800

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

INDUSTRIAL DRIVE ASSOCIATES LLC
WB REAL ESTATE HOLDINGS LLC,C/O WESTFIEL
MICHAEL JR REALTY LLC,
MOREHARDT ROBERT C SR +,

19716/ 186
18757/ 568
17773/ 562
06276/ 471

03/06/2013
05/02/2011
05/04/2009
10/31/1986

U
U
U
U

I
I
I
V

1,025,000
100
100
111,600

1O
B
B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017
2017
2017
2017

352
352
352
352

2,626,000
307,900
71,200

2016
2016
2016
2016

352
352
352
352

2,555,200
296,000
71,200

2015
2015
2015
2015

352
352
352
352

2,510,700
296,000
37,800

Total:

3,005,100

Total:

2,922,400

Total:

2,844,500

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

400

GG

NOTES

ARBORS KIDS FULLY OCCUPIED 4/2014
DANCE STUDIO/SOCCOR FIELD/GYMNASIUM
CAFETERIA 3 BB COURTS (2 INT, 1 EXT)
100% SPRINKLER SYSTEM UPGRADE 2016

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

2,775,000

54,700

105,000

276,100

0

3,210,800

C

0

3,210,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201701107
201502582
201502492
201402424
201402399
201301721
201300494

04/18/2017
09/21/2015
09/04/2015
09/03/2014
09/02/2014
06/20/2013
02/22/2013

60
9
8
GEN
12
6
7

COMM BLDG
ALTERATION
RENOVATION
GENERATOR
REROOF
SIGN
REMODEL

25,000
2,700
29,100
22,000
120,400
7,000
440,000

06/26/2017
04/29/2016
04/29/2016
05/01/2015
05/01/2015
04/04/2014
04/04/2014

100
100
100
100
0
100
100

06/26/2017
04/29/2016
04/29/2016
05/01/2015
05/01/2015
04/04/2014
04/04/2014

24X40 PAVILION
FIRE SPRINKLER UPD.
ADD CLASS RM SPACE
5 SIGNS TOTAL
OC 8/9/2013 FULL INT

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/26/2017
03/30/2017
05/08/2015
05/01/2015
03/19/2015

317
317
317
317
317

15
15
15
15
15

PERMIT VISIT
PERMIT VISIT
PERMIT VISIT
PERMIT VISIT
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
1

352
352

DAYCARE
DAYCARE

INDG
INDG

70,000
3.35

SF
AC

2.90
40,000.00

0.7000
1.0000

B
0

1.0000
1.0000

1.00
1.00

GG
GG

1.00
1.00

1.00
1.00

2.03
40,000.00

142,100
134,000

Total Card Land Units:

4.96 AC

Parcel Total Land Area:

4.96 AC

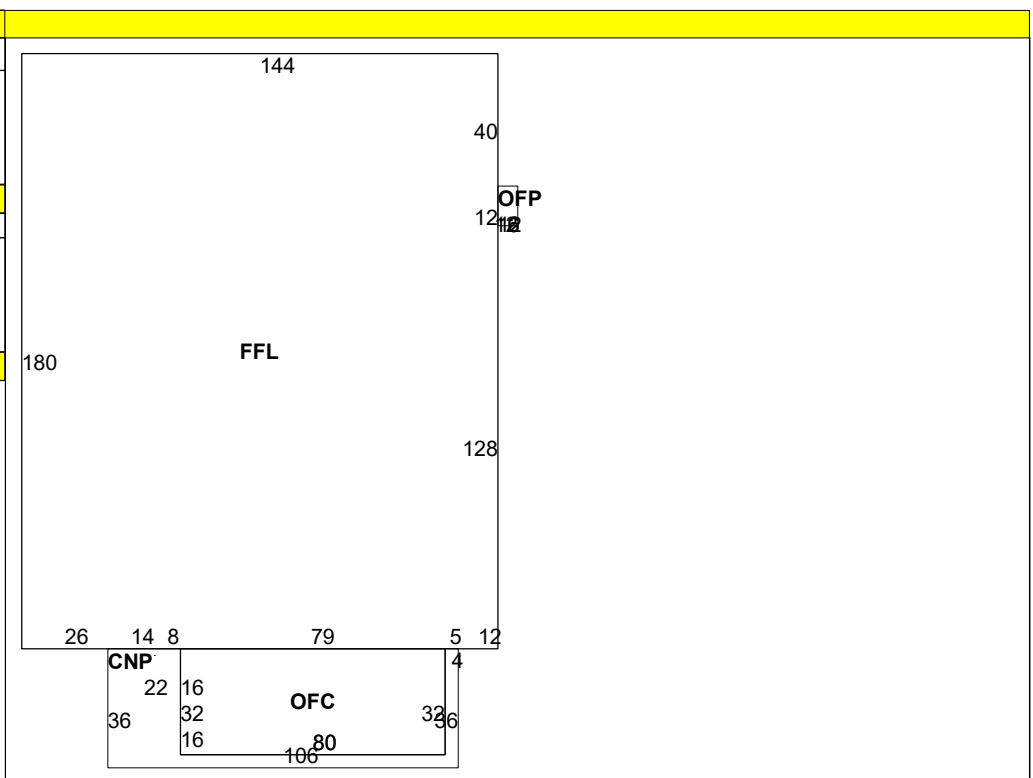
Total Land Value:

276,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	58		SCHOOL				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	1						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	22		STEEL				
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	14		ASPHL TILE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	352		DAYCARE				
Total Rooms	0						
Bedrooms	0						
Full Baths	2						
Half Baths	5						
Extra Fixtures	10						
#Heat Sys	1						
Frame	2		STEEL				
Bath Style	G		GOOD				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

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	30,00	1.61	1987	A		AV	55	26,600
78	LITE-DBL			L	3	920.00	1987	A		AV	55	1,500
87	FENCE-4			L	800	6.90	2013	G		GD	70	4,800
88	FENCE-6			L	180	9.78	2013	G		GD	70	1,500
28	B-BALL C			L	3	0.00	2013	E		EX	90	3,200
83	SIGN			L	8	28.75	2013	A		GD	70	200
02	SHED/FR			L	320	7.48	2014	A		GD	70	1,700
11	POOL I-V	OB	Outbuilding	L	1,248	29.00	2014	G		GD	70	31,700
66	CANOPY			L	960	40.25	2017	G		GD	70	33,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	1,256		5.54	6,959	
FFL	1ST FLOOR	25,920	25,920		110.45	2,862,934	
OFC	OFFICE	2,560	2,560		110.45	282,759	
OFF	OPEN PORCH	0		72	10.74	773	
Ttl. Gross Liv/Lease Area:		28,480	29,808	28,550		3,153,425	



Property Location: 126 INDUSTRIAL DR
Vision ID: 5983

MAP ID: 9/ 3/ 18/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 2 of 2

Bldg Name:
State Use: 352
Print Date: 12/16/2017 04:44

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION							
INDUSTRIAL DRIVE ASSOCIATES LLC C/O THE ARBORS KIDS 126 INDUSTRIAL DR EAST LONGMEADOW, MA 01028 Additional Owners:													Description		Code	Appraised Value					Assessed Value			
SUPPLEMENTAL DATA																								
Other ID:																								
GIS ID: F_376282_2843563										ASSOC PID#														
Total				3,210,800				3,210,800																
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
														Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
														Total:										
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:													APPRAISED VALUE SUMMARY											
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch			Appraised Bldg. Value (Card)				2,775,000						
0001/A								400			GG			Appraised XF (B) Value (Bldg)				54,700						
NOTES													Appraised OB (L) Value (Bldg)				105,000							
													Appraised Land Value (Bldg)				276,100							
													Special Land Value				0							
													Total Appraised Parcel Value				3,210,800							
													Valuation Method:				C							
													Adjustment:				0							
													Net Total Appraised Parcel Value				3,210,800							
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		
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
Total Card Land Units:					0.00		AC	Parcel Total Land Area:			4.96 AC				Total Land Value:								0	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																					
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																		
						MIXED USE																					
						Code	Description			Percentage																	
						352	DAYCARE			100																	
						COST/MARKET VALUATION																					
						Cost Trend Factor																					
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																		No Photo On Record									
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value															
65	MEZ-UNF	EX	Extra Feature	B	2,000	17.25	2005	A	1	AV	88	30,400															
64	MEZ-FIN			B	1,000	27.60	2005	A	1	AV	88	24,300															
GEN	GENERATOR			B	1	0.00	2005	A	1		100	0															
BUILDING SUB-AREA SUMMARY SECTION																											
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value															
Ttl. Gross Liv/Lease Area:				0		0		0				3,153,425															

No Photo On Record