

Property Location: 618-634 NORTH MAIN ST

MAP ID: 1/ 17/ 49/ /

Bldg Name:

State Use: 323

Account #8

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 2

Print Date: 12/14/2017 13:08

CURRENT OWNER

PRIDE PLAZAS INC

246 COTTAGE ST

SPRINGFIELD, MA 01109

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Code

323

323

323

Appraised Value

785,300

273,300

197,900

Assessed Value

785,300

273,300

197,900

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_374637_2855843

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

1,256,500

1,256,500

RECORD OF OWNERSHIP

BK-VOL/PAGE

6349/ 73

05830/ 0091

SALE DATE

12/31/1986

06/10/1985

q/u

U

U

v/i

1

1

SALE PRICE

1

300

V.C.

F

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

323

323

323

Assessed Value

737,700

227,200

197,900

1,162,800

Yr.

2016

2016

2016

Total:

Code

323

323

323

Assessed Value

721,900

206,800

197,900

1,126,600

Yr.

2015

2015

2015

Total:

Code

323

323

323

Assessed Value

721,900

206,800

197,900

1,126,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

323

Batch

BG

NOTES

JBS ICE CREAM/DANCE THREADS/DANCE

CONNECTION/PRIDE COVENIENCE STORE

W/SUBWAY INSIDE/LUX BOUTIQUE/JOSEPH

STEVENS SALON

APPROAISED 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

757,800

27,500

197,900

273,300

0

1,256,500

C

0

1,256,500

BUILDING PERMIT RECORD

Permit ID

201500985

201300676

93

12

14

275

270

Issue Date

04/27/2015

03/08/2013

04/14/2010

01/24/2003

01/26/1999

12/01/1998

11/13/1998

Type

6

7

7

4

6

19

6

Description

SIGN

REMODEL

REMODEL

ADDITION

SIGN

CANOPY

SIGN

Amount

3,000

7,500

12,000

500

2,000

50

500

Insp. Date

04/22/2016

% Comp.

100

0

0

0

0

0

0

Date Comp.

04/22/2016

Comments

TRANQUILITY NAILS

PRIDE INTERIOR INCL

REMOVE WALL TO CO

OC 8/3/99

VISIT/CHANGE HISTORY

Date

04/22/2016

04/11/2014

05/10/2013

05/10/2013

03/02/2012

Type

IS

ID

317

317

AO

105

317

Cd.

15

15

15

15

Purpose/Result

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

Use Code

323

Use Description

SHOPCTR

Zone

BUS

D

Front

Depth

Units

53,579

SF

Unit Price

2.98

I. Factor

1.7100

S.A.

E

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

BG

Adj.

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

Adj. Unit Price

5.10

Land Value

273,300

Total Card Land Units:

1.23

AC

Parcel Total Land Area:

1.23

AC

Total Land Value:

273,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	76		SHOP CTR				
Model	94		COMMERCIAL				
Grade	B		GOOD				
Stories	1.00		1 STORY				
Occupancy	7			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	323	SHOPCTR		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		101.97	
Interior Floor 1	4		CARPET				
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100			Replace Cost		1,114,339	
FBM Sqft				AYB		1973	
Bldg Use	323		SHOPCTR	EYB		1985	
Total Rooms	0			Dep Code		AG	
Bedrooms	0			Remodel Rating			
Full Baths	0			Year Remodeled			
Half Baths	15			Dep %		32	
Extra Fixtures	2			Functional ObsInc			
#Heat Sys	8			External ObsInc			
Frame	2		STEEL	Cost Trend Factor		1	
Bath Style	A		AVERAGE	Condition			
Foundation	6		SLAB	% Complete			
Partitions	T		TYPICAL	Overall % Cond		68	
Wall Height	12			Apprais Val		757,800	
FBM Quality				Dep % Ovr		0	
				Dep Ovr Comment			
				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	38,000	1.61	1999	A		AV	55	33,600
84	SIGN-ILU			L	84	40.25	1999	G		GD	70	3,000
71	TANK-IG			L	6,000	1.55	1999	V		GD	70	9,800
71	TANK-IG			L	12,000	1.55	1999	E		AV	55	17,900
66	CANOPY			L	2,100	40.25	1999	V		AV	55	69,700
70	PUMP-DBL			L	8	3,680.00	1999	E		AV	55	28,300
71	TANK-IG			L	15,000	1.55	1999	E		AV	55	22,400
86	CONC PAV			L	3,000	2.30	1999	E		AV	55	6,600
77	LITE-SIN			L	2	690.00	1973	A		AV	55	800

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
CNP	CANOPY	0	1,089		5.06	5,500
FFL	1ST FLOOR	10,850	10,850		101.97	1,106,385
STG	STORAGE	0	60		40.79	2,447

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[illegible][illegible][illegible]

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<i>Ttl. Gross Liv/Lease Area:</i>	10,850	11,999	10,928		1,114,339

Category	1990-1999	2000-2009	2010-2019
STG	52	163	125
FFL	10	175	49
CNP	3	175	38



Property Location: 618-634 NORTH MAIN ST
Vision ID: 8

MAP ID: 1/ 17/ 49/ /
Bldg #: 1 of 1

Bldg Name:
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State Use: 323
Card 2 of 2

Print Date: 12/14/2017 13:08

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION									
PRIDE PLAZAS INC 246 COTTAGE ST SPRINGFIELD, MA 01109 Additional Owners:										Description	Code	Appraised Value	Assessed Value										
		SUPPLEMENTAL DATA																					
Other ID:																							
GIS ID: F_374637_2855843				ASSOC PID#				Total				1,256,500		1,256,500									
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:			Total:			Total:				
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)757,800 Appraised XF (B) Value (Bldg)27,500 Appraised OB (L) Value (Bldg)197,900 Appraised Land Value (Bldg)273,300 Special Land Value0 Total Appraised Parcel Value1,256,500 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value1,256,500											
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.													
Total:																							
ASSESSING NEIGHBORHOOD																							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch															
0001/A						323		BG															
NOTES																							
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:				1.23 AC				Total Land Value:								0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																							
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description																				
						MIXED USE																							
						Code	Description			Percentage																			
						323	SHOPCTR			100																			
						COST/MARKET VALUATION																							
						Cost Trend Factor																							
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85	PAVING			L	3,260	1.61	2013	A			GD	70	3,700																
81	COOLER	EX	Extra Feature	B	420	46.00	1985	V	1		GD	66	19,100																
82	FREEZER			B	100	69.00	1985	V	1		GD	66	6,800																
80	TOTALIZR	EX	Extra Feature	B	1	1,380.00	1985	E	1		AV	66	1,600																
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									1,114,339													

No Photo On Record

No Photo On Record