

Property Location: 621 NORTH MAIN ST
Vision ID: 1021

Account #1048

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 326

Print Date: 12/06/2018 12:53

CURRENT OWNER

COELHO MANUEL R
COELHO GEORGETTE C
621 NORTH MAIN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_374673_2856131

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

CURRENT ASSESSMENT

Description

COMMERC.
COMM LAND
COMMERC.

Code
326
326
326

Appraised Value
370,100
164,500
12,800

Assessed Value
370,100
164,500
12,800

Total

547,400

547,400

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

07341/ 0308
06654/ 449
02900/ 0091

SALE DATE

12/08/1989
10/16/1987
08/27/1962

q/u

U
U
U

v/i

1
1
1

SALE PRICE

325,000
155,000
0

V.C.

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

326

375,800

2017

326

361,600

2016

326

351,400

2018

326

164,500

2017

326

154,300

2016

326

140,300

2018

326

12,800

2017

326

12,800

2016

326

12,800

Total:

553,100

Total:

528,700

Total:

504,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

369,100

Appraised XF (B) Value (Bldg)

1,000

Appraised OB (L) Value (Bldg)

12,800

Appraised Land Value (Bldg)

164,500

Special Land Value

0

Total Appraised Parcel Value

547,400

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

547,400

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

326

BG

NOTES

FLAG POLE NVC CLUB MEADOWS - FUNCTION
ROOM BMT NO PERMIT FOR SMOKING AREA

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201700048

01/10/2017

9

ALTERATION

2,000

03/01/2018

100

03/01/2018

CONTR WALL BETWE

201503074

12/14/2015

MN

Manual Note

20,000

05/06/2016

100

05/06/2016

KITCHEN EQUIPMENT

62

04/14/2004

41

FOUNDATION

4,500

0

CANCELLED

77

04/09/2002

4

ADDITION

20,000

0

ADD TO FRONT OF BL

65

04/01/1994

MN

Manual Note

25,000

0

ADDITION

42

04/01/1993

MN

Manual Note

800

0

SIGN

24

02/01/1993

MN

Manual Note

4,000

0

ALTERATION

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/01/2018

400

15

PERMIT VISIT

05/06/2016

317

15

PERMIT VISIT

12/14/2004

311

15

PERMIT VISIT

05/27/2003

200

3

MEAS+INSPCTD

01/11/1995

107

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

326

RST/BAR

BUS

23,700

SF

4.06

1.7100

E

1.0000

1.00

BG

1.00

1.00

6.94

164,500

Total Card Land Units:

0.54

AC

Parcel Total Land Area:

0.54

AC

Total Land Value:

164,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	25		CONC.PANEL	Code	Description		Percentage
Exterior Wall 2	7		BRICK	326	RST/BAR		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	8		PLYWD PANL				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:			70.10
Interior Floor 2	11		MASONRY				
Heating Fuel	2		GAS	Replace Cost			567,797
Heating Type	1		FORCED H/A	AYB			1973
AC Percent	100			EYB			1983
FBM Sqft	2140			Dep Code			AG
Bldg Use	326		RST/BAR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			35
Full Baths	0			Functional Obslnc			
Half Baths	4			External Obslnc			
Extra Fixtures	6			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			65
Foundation	1		CONCRETE	Apprais Val			369,100
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality	3			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 COOLER			L	14,500	1.61	1973	A		AV	55	12,800
81		EX	Extra Feature	B	35	46.00	1983	A	1	AV	65	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	4,280		14.02	60,004
CNP	CANOPY	0	174		3.63	631
FFL	1ST FLOOR	5,567	5,567		70.10	390,238
OFC	OFFICE	1,662	1,662		70.10	116,504
OFP	OPEN PORCH	0	64		6.57	421

011	012	013	014	015	016	017	018
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