

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT							
KENNEDY JAMES J KENNEDY GARY J 612 NORTH MAIN ST EAST LONGMEADOW, MA 01028 Additional Owners:						1	TYPCL					Description		Code	Appraised Value		Assessed Value		1006 451ST LONGMEADOW, MA

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	2.50		2 1/2 STORIES				
Occupancy	1			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		85.36	
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost		309,522	
Heating Type	1		FORCED H/A	AYB		1980	
AC Percent	100			EYB		1998	
FBM Sqft				Dep Code		GV	
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		20	
Full Baths	0			Functional Obslnc			
Half Baths	1			External Obslnc			
Extra Fixtures	0			Cost Trend Factor		1	
#Heat Sys	2			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		80	
Foundation	1		CONCRETE	Apprais Val		247,600	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	12			Dep Ovr Comment			
FBM Quality				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
84	SIGN-ILU			L	44	40.25	1988	A		AV	55	1,000
85	PAVING			L	3,000	1.61	1970	A		AV	55	2,700
77	LITE-SIN			L	1	690.00	1980	A		AV	55	400
CVAC	CENTRAL VAC			B	1	1.00	1998	A	1	AV	0	0

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>
BMT	BASEMENT	0	1,575		17.07	26,889
FFL	1ST FLOOR	2,276	2,276		85.36	194,283
HST	HALF STORY	288	575		42.76	24,584
OPF	OPEN PORCH	0	35		9.76	341
SFL	2ND FLOOR	743	743		85.36	63,424
<i>Ttl. Gross Liv/Lease Area:</i>		3,307	5,204	3,626		309,522

