

Property Location: 65 MAPLE ST
Vision ID: 1934

Account #1970

MAP ID: 27/ 14/ 33/ /

Bldg Name:

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use: 322

Print Date: 12/11/2018 08:35

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 45T LONGMEADOW, MA VISION
55 MAPLE ASSOCIATES INC			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
65 MAPLE ST						COMMERC.	322	128,200	128,200	
EAST LONGMEADOW, MA 01028						COMM LAND	322	162,900	162,900	
Additional Owners:						COMMERC.	322	4,900	4,900	
SUPPLEMENTAL DATA						COMMERC.	332	197,000	197,000	
Other ID:				Received		COMMERC.	332	9,500	9,500	
SP Permit				Field 7						
Chapter Land				Field 8						
OC Dates				Field 9						
In+Ex FY				Field 10						
Mailed										
GIS ID: F_379991_2849839				ASSOC PID#						
						Total		502,500	502,500	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
55 MAPLE ASSOCIATES INC			18912/ 282	09/13/2011	U	1	490,000	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BOUCHER LORRAINE C,			08343/ 0348	02/24/1993	U	1	1	F	2018	322	130,700	2017	322	125,800	2016	322	121,900
BOUCHER ERNEST J			05043/ 0143	12/16/1980	U	1	0		2018	322	162,900	2017	322	165,500	2016	322	150,700
									2018	322	4,900	2017	322	4,900	2016	322	4,900
									2018	332	197,000	2017	332	187,000	2016	332	183,700
									2018	332	9,500	2017	332	9,500	2016	332	9,500
									Total:		505,000	Total:		492,700	Total:		470,700

EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.				
									APPRAISED VALUE SUMMARY			
Total:												
ASSESSING NEIGHBORHOOD									Appraised Bldg. Value (Card) 128,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 4,900 Appraised Land Value (Bldg) 162,900 Special Land Value 0 Total Appraised Parcel Value 502,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 502,500			
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch				
0001/A						322		BG				
NOTES									PEST CONTROL, HOLDEN ASSOCIATES. ELECTRIC HEAT AC=WALL UNITS			

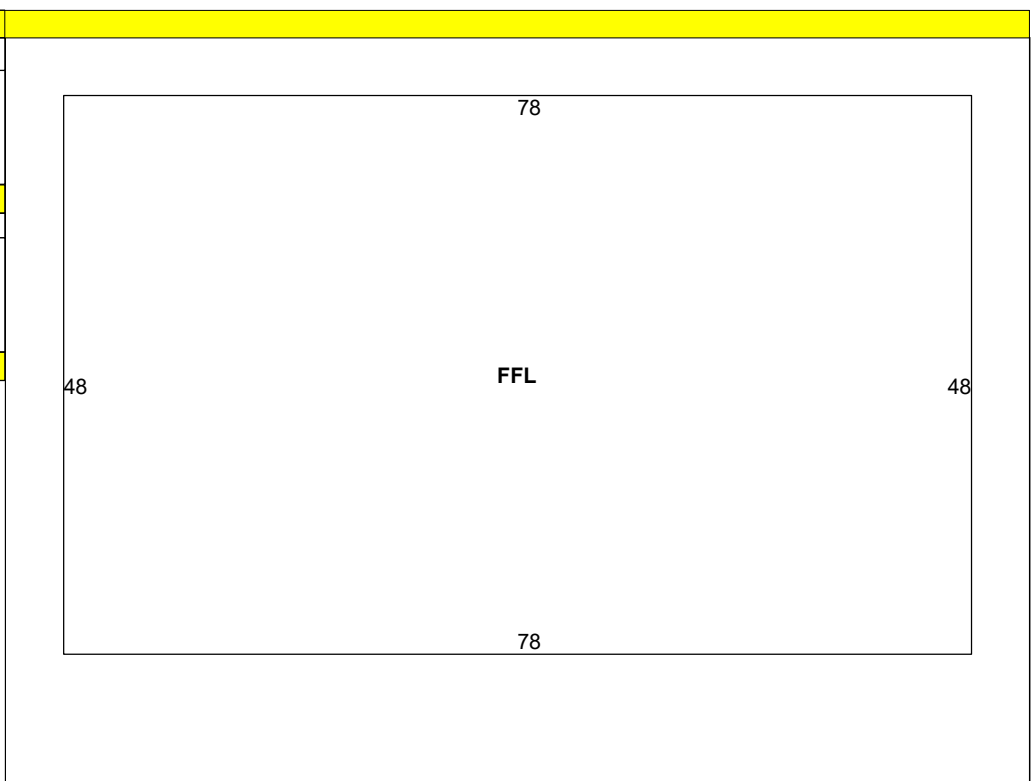
BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result			
70	04/01/2011	6	SIGN	500		0		6X8 FREE STANDING SPRAY ROOM	06/22/2012			317	15	PERMIT VISIT			
206	07/24/2004	9	ALTERATION	40,000		0			03/02/2012				317	15	PERMIT VISIT		
336	12/11/2002	6	SIGN	2,000		0			09/24/2010				311	3	MEAS+INSPCTD		
										12/29/2004			311	15	PERMIT VISIT		
										05/28/2003			200	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	322	DISC ST	IND				28,534	SF	3.66	1.5600	D	1.0000		1.00			1.00	5.71	162,900
Total Card Land Units:			0.66		AC	Parcel Total Land Area:			0.66 AC						Total Land Value:			162,900	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 STORY				
Occupancy	3			MIXED USE			
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2				322	DISC ST		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		65.85	
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			246,561
Heating Type	1		FORCED H/A	AYB			1950
AC Percent	100			EYB			1970
FBM Sqft				Dep Code			AV
Bldg Use	322		DISC ST	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			48
Full Baths	0			Functional Obslnc			
Half Baths	4			External Obslnc			
Extra Fixtures	2			Cost Trend Factor			1
#Heat Sys	3			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			52
Foundation	1		CONCRETE	Apprais Val			128,200
Partitions	A		ABV AVG	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
85	PAVING			L	5,484	1.61	1950	A		FR	40	3,500
84	SIGN-ILU			L	48	40.25	2012	A		GD	70	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,744	3,744		65.86	246,561	
Ttl. Gross Liv/Lease Area:		3,744	3,744	3,744		246,561	



Property Location: 71 MAPLE ST
Vision ID: 1934

Account #1970

MAP ID: 27/ 14/ 33/ /

Bldg Name:

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

State Use: 322

Print Date: 12/11/2018 08:35

CURRENT OWNER

55 MAPLE ASSOCIATES INC

65 MAPLE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

322

128,200

128,200

COMM LAND

322

162,900

162,900

COMMERC.

322

4,900

4,900

COMMERC.

332

197,000

197,000

COMMERC.

332

9,500

9,500

Total

502,500

502,500

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

55 MAPLE ASSOCIATES INC

18912/ 282

09/13/2011

U

1

490,000

B

BOUCHER LORRAINE C,

08343/ 0348

02/24/1993

U

1

1

F

BOUCHER ERNEST J

05043/ 0143

12/16/1980

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

322

130,700

2017

322

125,800

2016

322

121,900

2018

322

162,900

2017

322

165,500

2016

322

150,700

2018

322

4,900

2017

322

4,900

2016

322

4,900

2018

332

197,000

2017

332

187,000

2016

332

183,700

2018

332

9,500

2017

332

9,500

2016

332

9,500

Total:

505,000

Total:

492,700

Total:

470,700

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

322

BG

NOTES

PEST CONTROL HOLDEN ASSOCIATES.

LINDBERGELECTRIC HEAT ALSO

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

197,000

0

9,500

0

0

502,500

C

0

502,500

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

06/22/2012

15

PERMIT VISIT

03/02/2012

15

PERMIT VISIT

09/24/2010

3

MEAS+INSPCTD

12/29/2004

15

PERMIT VISIT

05/28/2003

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

2

332

AUTOREP

IND

0 SF

0.00

1.5600

D

1.0000

1.00

BA

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

0.66 AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	39		REPAIR GAR				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 STORY				
Occupancy	2						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	2		CLAPBOARD				
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	8		PLYWD PANL				
Interior Floor 1	12		CONCRETE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	7		UNIT HTRS				
AC Percent	0						
FBM Sqft							
Bldg Use	332		AUTOREP				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	3						
Extra Fixtures	0						
#Heat Sys	3						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

MIXED USE

Code	Description	Percentage
332	AUTOREP	100

COST/MARKET VALUATION

Adj. Base Rate:	48.84
Replace Cost	351,860
AYB	1947
EYB	1974
Dep Code	FR
Remodel Rating	
Year Remodeled	
Dep %	44
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	56
Apprais Val	197,000
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	12,252	1.61	1960	A		FR	40	7,900
02	SHED/FR			L	240	7.48	1960	A		FR	40	700
88	FENCE-6			L	220	9.78	1960	A		FR	40	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	7,204	7,204		48.84	351,860
Ttl. Gross Liv/Lease Area:		7,204	7,204	7,204		351,860

