

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CGN HOLDINGS LLC			TYPCL			Description	Code	Appraised Value	Assessed Value
1051 CONVERSE ST						COMMERC.	342	1,581,700	1,581,700
LONGMEADOW, MA 01106						COMM LAND	342	432,100	432,100
Additional Owners:						COMMERC.	342	40,900	40,900
						COMM LAND	356	11,500	11,500
<b>SUPPLEMENTAL DATA</b>						<b>Total</b>			
Other ID: Received						2,066,200			
SP Permit: Field 7						2,066,200			
Chapter Land: Field 8									
OC Dates: Field 9									
In+Ex FY: Field 10									
Mailed									
GIS ID: F_379031_2853533						ASSOC PID#			

1006  
AST LONGMEADOW, M  
**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
CGN HOLDINGS LLC				21841/ 267	08/31/2017	U	V	450,000	1B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
KJTS LLC				20682/ 220	04/29/2015	Q	V	450,000	00	2018	390	443,600	2017	390	273,900	2016	390	255,600	
DOUGAN CAROL				19613/ 333	12/27/2012	Q	V	300,000	00										
RICHARD CHARLES H,				07073/ 0587	01/17/1989	U	I	440,000											
CSB DEVELOPMENT CORP				07073/ 0585	01/17/1989	U	I	220,000	B										
LANDRY + LYONS				6345/ 96	12/30/1986	U	I	220,000											
<b>Total:</b>										443,600		<b>Total:</b>		273,900		<b>Total:</b>		255,600	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<b>Total:</b>							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			390	BG

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,469,200
Appraised XF (B) Value (Bldg)	112,500
Appraised OB (L) Value (Bldg)	40,900
Appraised Land Value (Bldg)	443,600
Special Land Value	0
Total Appraised Parcel Value	2,066,200
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>2,066,200</b>

NOTES	
NC=RECK RIGHTFFL/LFL FOR COMPLETION OR UPON OC	
PEDIATRIC SERVICES OF SPFLD & ASCENT DENTAL SOLUTIONS	

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	
201802405	07/20/2018	9	ALTERATION	28,500		0		INTERIOR BUILD-OUT	
201800360	02/01/2018	9	ALTERATION	242,000	06/19/2018	100	06/19/2018	INT BUILD-OUT FOR A	
201800249	01/26/2018	MN	Manual Note	42,100	06/19/2018	100	06/19/2018	SPRINKLER SYSTEM	
201701856	06/21/2017	22	TEMP HOUSING	1,000	06/18/2018	100	06/19/2018	CONSTRUCTION TRAI	
201603012	01/26/2017	60	COMM BLDG	2,500,000	06/19/2018	75	06/19/2018	BAYSTATE DENTAL	
201700091	01/12/2017	6	SIGN	675	06/19/2018	100	06/19/2018	48X60 FREE STANDING	

VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Purpose/Result
201802405	07/20/2018	9	ALTERATION	28,500		0		INTERIOR BUILD-OUT	PERMIT VISIT
201800360	02/01/2018	9	ALTERATION	242,000	06/19/2018	100	06/19/2018	INT BUILD-OUT FOR A	PERMIT VISIT
201800249	01/26/2018	MN	Manual Note	42,100	06/19/2018	100	06/19/2018	SPRINKLER SYSTEM	MEAS+INSPCTD
201701856	06/21/2017	22	TEMP HOUSING	1,000	06/18/2018	100	06/19/2018	CONSTRUCTION TRAI	
201603012	01/26/2017	60	COMM BLDG	2,500,000	06/19/2018	75	06/19/2018	BAYSTATE DENTAL	
201700091	01/12/2017	6	SIGN	675	06/19/2018	100	06/19/2018	48X60 FREE STANDING	

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	342	PROF OF	COM				87,120	SF	2.90	1.7100	E	1.0000	1.00	BG	1.00		1.00	4.96	432,100
1	356	PROF AS	COM				0.23	AC	50,000.00	1.0000	0	1.0000	1.00	BG	1.00		1.00	50,000.00	11,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	72		OFFICE-PRO				
Model	94		COMMERCIAL				
Grade	A		VERY GOOD				
Stories	2						
Occupancy	4						
Exterior Wall 1	8		BRICK VENR				
Exterior Wall 2							
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2							
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	342		PROF OF				
Total Rooms							
Bedrooms							
Full Baths	1						
Half Baths	4						
Extra Fixtures							
#Heat Sys	4						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	14						
FBM Quality							

**MIXED USE**

Code	Description	Percentage
342	PROF OF	100

**COST/MARKET VALUATION**

Adj. Base Rate:	125.05
Replace Cost	1,958,870
AYB	2017
EYB	2018
Dep Code	EX
Remodel Rating	
Year Remodeled	
Dep %	0
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	NC
% Complete	75
Overall % Cond	75
Apprais Val	1,469,200
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	20,000	1.61	2018	A		AV	55	17,700
77	LITE-SIN			L	8	690.00	2018	A		AV	55	3,000
78	LITE-DBL			L	40	920.00	2018	A		AV	55	20,200
SPR	SPRINKLER			L	1	1.00	2018	A		AV	55	0
61	ELEV-COMMI			B	2	75,000.00	2018		1		100	112,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	8,448	8,448		125.05	1,056,402
LFL	LOWER FLR	8,448	8,448		106.29	897,967
OFF	OPEN PORCH	0	360		12.50	4,502

<b>Ttl. Gross Liv/Lease Area:</b>		<b>16,896</b>	<b>17,256</b>	<b>15,665</b>		<b>1,958,870</b>
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