

Property Location: 264 NORTH MAIN ST #1
Vision ID: 237

Account #243

MAP ID: 14/ 11/ 1/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 343

Print Date: 12/06/2018 09:47

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, M VISION																	
AFJ REALTY LLC 264 NORTH MAIN ST STE 2A EAST LONGMEADOW, MA 01028 Additional Owners:														Description		Code		Appraised Value		Assessed Value																			
SUPPLEMENTAL DATA						Other ID:		Received																															
SP Permit						Field 7																																	
Chapter Land						Field 8																																	
OC Dates						Field 9																																	
In+Ex FY						Field 10																																	
Mailed																																							
GIS ID: F_378897_2853728						ASSOC PID#																																	
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																					
AFJ REALTY LLC CIANFLONE ANTHONY + FRANCESCA CIANFLONE GABRIEL LOMBARD FRANK A, MACDONALD + JOHNSON, CARY ROBERT ETAL						21525/ 396		01/09/2017		U		I		1		1B		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value					
						20493/ 262		11/07/2014		U		I		1		1A		2018		343		182,100		2017		343		164,000		2016		343		148,600					
						17433/ 303		08/14/2008		U		I		380,000		V																							
						11173/ 051		04/27/2000		U		I		1		B																							
						07366/ 0244		01/12/1990		U		I		1		B																							
05468/ 0107						07/18/1983		U		I		100		B		Total:		182,100		Total:		164,000		Total:		148,600													
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.																							
Total:																																							
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)												182,100																	
0001/A						343		NO		Appraised XF (B) Value (Bldg)												0																	
						Appraised OB (L) Value (Bldg)												0																					
						Appraised Land Value (Bldg)												0																					
						Special Land Value												0																					
NOTES																		Total Appraised Parcel Value												182,100									
UNIT 1 - MASTER DEED UNIT 1 - 1ST FLR =						3082.94 SF												Valuation Method:												C									
2234.30 SF, UNIT 1 - 2ND FLR = 1826.64																		Adjustment:												0									
SF TOTALLING 4040.94 SF, 978 SF SPLIT																		Net Total Appraised Parcel Value												182,100									
OUT FROM THE 4040.94 SF = 3082.94																																							
UNIT 1A IS NOW 978 SF ON PARCEL 14-11-1A																																							
LEAVING THE TOTAL SQ FOR UNIT 1 OF																																							
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											
73		04/01/1994		MN		Manual Note		16,000				0				RENOVATION		05/12/2004						303		3		MEAS+INSPCTD											
																		01/16/1995						107		15		PERMIT VISIT											
																		04/28/1981						500		3		MEAS+INSPCTD											
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		343		COMM CONDO		COM								0 SF		0.00		1.0000				1.0000		1.00		NO		1.00						.00		0.00		0	
Total Card Land Units:						0.00		AC		Parcel Total Land Area:						0 AC						Total Land Value:						0											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		CONDO-OFC	Insulation			
Model	06		COM CONDO				
Grade	C+		AVG. (+)				
Stories	1.00		1 Story	FBM Sqft			
Occupancy	1			CONDO DATA			
Interior Wall 1	1		DRYWALL	Cmplx Acct# 6778	ID 0050	% Own	
Interior Wall 2				Cmplx Name EAST OFFICES	B# 1	S# 1	
Interior Floor 1	4		CARPET	Adjust Type	Code	Description	Factor %
Interior Floor 2				Unit Type			
Heat Fuel	2		GAS	Unit Locn			
Heat Type	1		FORCED H/A	COST/MARKET VALUATION			
AC Type	03		FULL	Adj. Base Rate:		90.89	
Bedrooms	0						
Full Baths	0			Replace Cost		280,137	
Half Baths	0			AYB		1973	
Extra Fixtures	0			EYB		1983	
Total Rooms	0			Dep Code		AV	
Bath Style				Remodel Rating			
Kitchen Style				Year Remodeled			
Num Kitchens	0			Dep %		35	
Central Vac	0			Functional Obslnc			
				External Obslnc			
#Heat Sys	1			Cost Trend Factor		1	
Frame	2		STEEL	Condition			
Foundation	1		CONCRETE	% Complete			
Bsmt Floor				Overall % Cond		65	
Bsmt Garage				Apprais Val		182,100	
Fireplaces				Dep % Ovr		0	
				Dep Ovr Comment			
WS Flues				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
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	3,082	3,082		90.89	280,137
Ttl. Gross Liv/Lease Area:		3,082	3,082	3,082		280,137

