

VISION

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	83,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	6,400
Appraised Land Value (Bldg)	178,600
Special Land Value	0
Total Appraised Parcel Value	348,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	348,300

NOTES

**FRANKS AUTO SERVICE. LIFT BROKEN SUB
DIV #737LOTS 540,541,542 SUB DIV #769
STONE VENEER 1996, NO BUILT IN FLOOR
LIFTS, IG TANKS WERE REMOVED IN 1998
REPAIR GARAGE ONLY, SIGN REMOVED,
LITE-DBL REMOVED**

BUILDING PERMIT RECORD

LAND LINE VALUATION SECTION

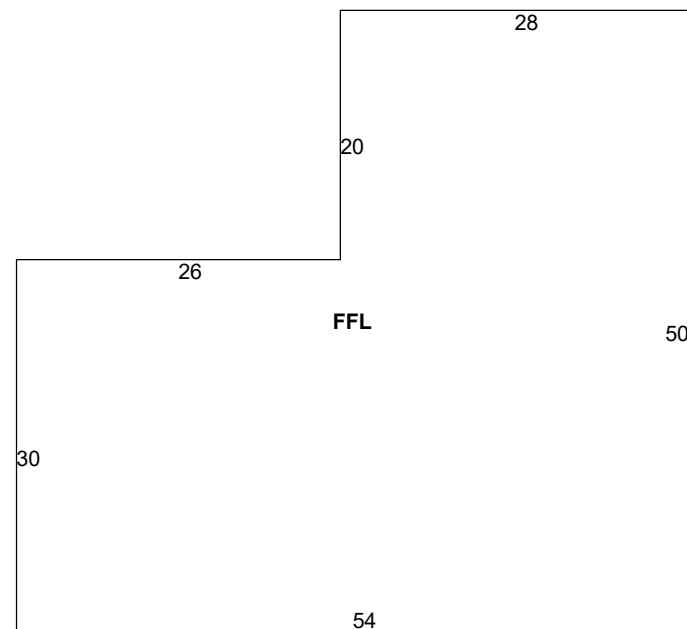
Total Card Land Units:	0.60
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Total Land Value:	178,600
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	39		REPAIR GAR				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2	16		STONE VENR	031	MixComRes		50
Roof Structure	4		FLAT	013	RES/COM		50
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:			56.28
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			122,701
Heating Type	1		FORCED H/A	AYB			1961
AC Percent	0			EYB			1986
FBM Sqft				Dep Code			AG
Bldg Use	031		MixComRes	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			32
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	0			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			68
Foundation	6		SLAB	Apprais Val			83,400
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
85	PAVING			L	6,500	1.61	1970	A		AV	55	5,800
86	CONC PAV			L	500	2.30	1970	A		AV	55	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	2,180	2,180		56.28	122,701
Ttl. Gross Liv/Lease Area:		2,180	2,180	2,180		122,701



Property Location: 536 NORTH MAIN ST

MAP ID: 2B/ 74/ A-1/ /

Bldg Name:

State Use: 031

Vision ID: 2450

Account #2493

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

Print Date: 12/11/2018 08:38

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, MA VISION										
VECCHIARELLI FRANK F TR 177 VINELAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code		Appraised Value						Assessed Value						
													RESIDENTL.		013		121,600						121,600						
													RES LAND		013		89,300						89,300						
													RESIDENTL.		013		3,200						3,200						
													COMMERC.		031		41,700		41,700										
													COMM LAND		031		89,300		89,300										
													COMMERC.		031		3,200		3,200										
																	Total		348,300		348,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
VECCHIARELLI FRANK F TR VECCHIARELLI FRANK F TRUS VECCHIARELLI FRANK F				09627/ 0543 09155/ 0171 02964/ 0181		09/20/1996 06/15/1995 07/17/1963		U	1	1	A	Yr.		Code		Assessed Value		Yr.	Code		Assessed Value		Yr.	Code		Assessed Value			
												2018		013		113,500		2017		013		112,850		2016		013		111,250	
												2018		013		89,300		2017		013		82,750		2016		013		75,350	
												2018		013		3,500		2017		013		3,500		2016		013		3,500	
												2018		031		41,700		2017		031		39,650		2016		031		38,950	
												2018		031		89,300		2017		031		82,750		2016		031		75,350	
2018		031		3,500		2017		031		3,500		2016		031		3,500													
Total:												340,800		Total:				325,000		Total:				307,900					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)79,900 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)0 Special Land Value0 Total Appraised Parcel Value348,300 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value348,300														
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.															
Total:																													
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								031			BG																		
NOTES																													
FRANKS AUTO SERVICE. LIFT BROKEN SUB																													
DIV #737LOTS 540,541,542 SUB DIV #769																													
STONE VENEER 1996																													
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						
																	03/14/2018				333	3	MEAS+INSPCTD						
																	06/01/2004				303	2	MEASURED						
																	06/01/2004				303	3	MEAS+INSPCTD						
																	12/11/1996				200	15	PERMIT VISIT						
																	12/12/1995				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					
2	013	RES/COM			BUS				0 SF		0.00	1.7100	E	1.0000	1.00	BG	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	15		OLD STYLE				
Model	01		RESIDENTIAL				
Grade	C		AVERAGE				
Stories	1.75		1 3/4 STORIES				
Foundation	3		MASONRY				
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
RooF Structure	1		GABLE				
RooF Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	5		STEAM				
AC Type	01		NONE				
Bedrooms	4						
Full Baths	3						
Half Baths							
Extra Fixtures							
Total Rooms	8						
Bath Style	A		AVERAGE				
Half Bath Style							
Kitchen Style	A		AVERAGE				
Addl Kichen Style							
Insulation	2		TYPICAL				
Kitchens	2						
Extra Kitchens							
Frame	1		WOOD				

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	527		21.49	11,325
FFL	1ST FLOOR	977	977		107.86	105,379
OFP	OPEN PORCH	0	175		11.09	1,941
TQS	3/4 STORY	324	432		80.89	34,947
Ttl. Gross Liv/Lease Area:		1,301	2,111	1,424		153,592

