

Property Location: 296 NORTH MAIN ST
Vision ID: 253

Account #260

MAP ID: 14/ 13A/ E/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 340

Print Date: 12/06/2018 09:50

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION							
QUERCUS PROPERTIES LLC 265 MILLBROOK DR EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value								
										COMMERC.	340	663,200	663,200								
										COMM LAND	340	178,500	178,500								
										COMMERC.	340	11,900	11,900								
SUPPLEMENTAL DATA																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378845_2854094						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
										Total		853,600		853,600							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
QUERCUS PROPERTIES LLC LAPLANTE RAYMOND E + CARLOS CARRANZA LAPLANTE RAYMOND E + JAMES E WALSH + C C				20980/ 84 20980/ 81 05747/ 0504		12/07/2015 12/07/2015 01/17/1985		Q	1	825,000 10 28,000		00 1B B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
													2018	340	663,200	2017	340	508,900	2016	340	443,800
													2018	340	178,500	2017	340	165,400	2016	340	150,600
													2018	340	11,900	2017	340	11,900	2016	340	11,900
													Total:			853,600		Total:		686,200	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)663,200 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)11,900 Appraised Land Value (Bldg)178,500 Special Land Value0 Total Appraised Parcel Value853,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value853,600									
Year	Type	Description	Amount		Code	Description	Number	Amount	Comm. Int.												
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch													
0001/A						340		BG													
NOTES																					
TENANTS: VALLEY PLANNING, INC., EDWARD JONES																					
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							
201502593	10/02/2015	6	SIGN	1,200	04/29/2016	100	04/29/2016	EDWARD JONES, NVC	04/29/2016			317	15	PERMIT VISIT							
201500610	03/27/2015	7	REMODEL	17,000	04/24/2015	100	04/24/2015	INT STE 22 EDWARD JONES	04/24/2015			317	15	PERMIT VISIT							
199	08/01/2001	8	RENOVATION	10,000		0		RENOVATE EXT. OFFICE	05/14/2004			303	3	MEAS+INSPCTD							
219	10/15/1997	6	SIGN	700		0		SIGN	03/01/2002			105	15	PERMIT VISIT							
13	01/01/1986	MN	Manual Note	0		0		SIGN	01/13/1998			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	340	OFFICE	COM				28,421 SF	3.67	1.7100	E	1.0000	1.00	BG	1.00			1.00	6.28	178,500		
Total Card Land Units:			0.65 AC		Parcel Total Land Area:			0.65 AC			Total Land Value:			178,500							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	B		GOOD				
Stories	3.00		3 STORY				
Occupancy	3						
Exterior Wall 1	8		BRICK VENR				
Exterior Wall 2							
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	3		ELECTRIC				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft	3321						
FBM Use	340		OFFICE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	6						
Extra Fixtures	1						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality	3						

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	12,000	1.61	1985	A		AV	55	10,600
84	SIGN-ILU			L	36	40.25	1997	G		GD	70	1,300
												</

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	3,321	3,321		80.46	267,203
LFL	LOWER FLR	3,321	3,321		68.39	227,135
OPF	OPEN PORCH	0	90		8.05	724
SFL	2ND FLOOR	3,321	3,321		80.46	267,203
Ttl. Gross Liv/Lease Area:		9,963	10,053	9,474		762,266

