

Property Location: 45 INDUSTRIAL DR
Vision ID: 5614

Account #5695

MAP ID: 8/ 1/ 8A/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 400

Print Date: 12/10/2018 10:39

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION		CURRENT ASSESSMENT				1006 451ST LONGMEADOW, MA VISION									
OLEARY-VINCUNAS LLC			1 TYPCL				Description	Code	Appraised Value	Assessed Value										
200 SILVER ST - SUITE 201							INDUSTR.	400	1,413,900	1,413,900										
AGAWAM, MA 01001							IND LAND	400	427,000	427,000										
Additional Owners:							INDUSTR.	400	26,100	26,100										
SUPPLEMENTAL DATA							Total				1,867,000	1,867,000								
Other ID:			Received																	
SP Permit			Field 7																	
Chapter Land			Field 8																	
OC Dates			Field 9																	
In+Ex FY			Field 10																	
Mailed																				
GIS ID: F_377905_2844528			ASSOC PID#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
OLEARY-VINCUNAS LLC		20368/ 582	07/30/2014	Q	1	1,850,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
BSSD REALTY LLC		09586/ 0138	08/09/1996	U	1	1	A	2018	400	1,436,600	2017	400	1,410,800	2016	400	1,433,800				
KIMBALL RICHARD R + DAVID		09586/ 0136	08/09/1996	U	1	1	A	2018	400	427,000	2017	400	454,400	2016	400	454,400				
KIMBALL RICHARD R + DAVID		05063/ 0058	01/30/1981	U	1	0		2018	400	26,100	2017	400	26,100	2016	400	26,100				
Total:								1,889,700		Total:		1,891,300		Total:		1,914,300				
EXEMPTIONS			OTHER ASSESSMENTS																	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor											
Total:																				
ASSESSING NEIGHBORHOOD																				
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch												
0001/A						400		GG												
NOTES																				
3/2015 VACANT																				
RV=REVIEW/VACANCY																				
										Appraised Bldg. Value (Card)							1,378,000			
										Appraised XF (B) Value (Bldg)							35,900			
										Appraised OB (L) Value (Bldg)							26,100			
										Appraised Land Value (Bldg)							427,000			
										Special Land Value							0			
										Total Appraised Parcel Value							1,867,000			
										Valuation Method:							C			
										Adjustment:							0			
										Net Total Appraised Parcel Value							1,867,000			
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						
347	12/15/2000	6	SIGN	1,500		0			02/05/2017			317	16	FIELDREV CHG						
158	06/26/1996	MN	Manual Note	1,750,000		0		WAREHSE	04/08/2015			105	3	MEAS+INSPCTD						
									03/12/2015			105	15	PERMIT VISIT						
									05/17/2013			105	15	PERMIT VISIT						
									06/09/2004			303	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	400	FACTORY	INDG				130,680	SF	2.48	0.7000	B	1.0000	1.00	GG	1.00		1.00	1.74	227,400	
1	400	FACTORY	INDG				4.99	AC	40,000.00	1.0000	0	1.0000	1.00	GG	1.00		1.00	40,000.00	199,600	
Total Card Land Units:			7.99		AC		Parcel Total Land Area:			7.99 AC						Total Land Value:			427,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	34		INDUSTRIAL				
Model	96		INDUSTRIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	1						
Exterior Wall 1	18		CORREG STL				
Exterior Wall 2	21		CONC BLOCK				
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	12		CONCRETE				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	20						
FBM Sqft							
FBM Use	400		FACTORY				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	5						
Extra Fixtures	25						
#Heat Sys	1						
Frame	2		STEEL				
Bath Style	G		GOOD				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	18						
FBM Quality							

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	25,000	1.61	1997	A		AV	60	24,200
77	LITE-SIN			L	2	690.00	1997	A		AV	60	800
78	LITE-DBL			L	2	920.00	1997	A		AV	60	1,100
SPR	SPRINKLER			L	1	1.00		Null		AV	60	0
65	MEZ-UNF	EX	Extra Feature	B	1,440	17.25	1995	A	1		64	15,400
91	LOAD LEV	EX	Extra Feature	B	9	3,680.00	1995	A	1		100	20,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	102		1.35	137	
FFL	1ST FLOOR	65,200	65,200		27.48	1,791,526	
OFC	OFFICE	15,683	15,683		27.48	430,928	
Ttl. Gross Liv/Lease Area:		80,883	80,985	80,888		2,222,592	

