

Property Location: 165 BENTON DR
Vision ID: 5652

Account #5733

MAP ID: 8/ 5/ 16D/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 400

Print Date: 12/10/2018 10:48

CURRENT OWNER

MACKENZIE PROPERTY GROUP LLC

PO BOX 264

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375913_2844374

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

INDUSTR.

IND LAND

INDUSTR.

Code

400

400

400

Appraised Value

503,900

145,600

10,000

Assessed Value

503,900

145,600

10,000

Total

659,500

659,500

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MACKENZIE PROPERTY GROUP LLC

MACKENZIE NEIL G,

WEST MASS

BK-VOL/PAGE

17495/ 376

06393/ 028

0/ 0

SALE DATE

10/02/2008

02/18/1987

q/u

U

U

U

v/i

I

I

SALE PRICE

1

53,730

0

V.C.

B

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

Total:

Code

400

400

400

Assessed Value

503,900

145,600

10,000

659,500

Yr.

2017

2017

2017

Total:

Code

400

400

400

Assessed Value

492,400

163,200

10,000

665,600

Yr.

2016

2016

2016

Total:

Code

400

400

400

Assessed Value

492,400

163,200

10,000

665,600

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

400

Batch

GG

NOTES

MACKENZIE VAULT (DUPLEX TO #167)

ADDITIONAL SF ADDED IN 2007

INCORPORATED INTO ORIGINAL SKETCH.

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

485,000

18,900

10,000

145,600

0

659,500

C

0

659,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

259

12/01/2030

MN

Manual Note

500

0

SIGN

294

09/18/2007

4

ADDITION

0

0

COST INCLUDED IN PERMIT

262

08/22/2007

41

FOUNDATION

264,769

0

80' X 80' (COST INCLUDED IN PERMIT)

120

05/01/1994

MN

Manual Note

11,070

0

ALTERATION

232

07/01/1988

MN

Manual Note

300,000

0

OFFICE

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

02/05/2017

317

16

FIELDREV CHG

01/08/2008

250

P1

PHONE MESSAG

12/26/2007

317

15

PERMIT VISIT

05/07/2004

303

3

MEAS+INSPCTD

01/15/1995

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

1

400

FACTORY

INDG

40,000

SF

3.10

0.7000

B

1.0000

1.00

GG

1.00

1.00

2.17

86,800

1

400

FACTORY

INDG

1.47

AC

40,000.00

1.0000

0

1.0000

1.00

GG

1.00

1.00

40,000.00

58,800

Total Card Land Units:

2.39

AC

Parcel Total Land Area:

2.39

AC

Total Land Value:

145,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	34		INDUSTRIAL					
Model	96		INDUSTRIAL					
Grade	C+		AVG. (+)					
Stories	1.00		1 STORY					
Occupancy	1			MIXED USE				
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage	
Exterior Wall 2				400	FACTORY		100	
Roof Structure	4		FLAT					
Roof Cover	4		TAR+GRAVEL					
Interior Wall 1	5		MINIMUM					
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION				
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		33.20		
Interior Floor 2	4		CARPET					
Heating Fuel	2		GAS					
Heating Type	7		UNIT HTRS	Replace Cost		577,325		
AC Percent	2		AYB		1988			
FBM Sqft			EYB		2002			
Bldg Use	400	FACTORY	Dep Code		GV			
Total Rooms	0		Remodel Rating					
Bedrooms	0		Year Remodeled					
Full Baths	0		Dep %		16			
Half Baths	4		Functional Obslnc					
Extra Fixtures	6		External Obslnc					
#Heat Sys	1		Cost Trend Factor		1			
Frame	2	STEEL	Condition					
Bath Style	A	AVERAGE	% Complete					
Foundation	6	SLAB	Overall % Cond		84			
Partitions	T	TYPICAL	Apprais Val		485,000			
Wall Height	20		Dep % Ovr		0			
FBM Quality			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	10,000	1.61	1988	A		AV	60	9,700
83	SIGN			L	12	28.75	1988	G		GD	70	300
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0
65	MEZ-UNF	EX	Extra Feature	B	960	17.25	2002	A	1	AV	79	13,100
91	LOAD LEV	EX	Extra Feature	B	2	3,680.00	2002	A	1	AV	79	5,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	17,388	17,388		33.20	577,325	
Ttl. Gross Liv/Lease Area:		17,388	17,388	17,388		577,325	

