

Property Location: 5 PANAMA ST
Vision ID: 577

Account #593

MAP ID: 15B/ 36/ 1/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 332

Print Date: 12/06/2018 11:09

CURRENT OWNER

L & D REALTY INC

P.O. BOX 351

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_379783_2852064

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

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Code

332

332

332

Appraised Value

147,200

141,900

3,900

Assessed Value

147,200

141,900

3,900

Total

293,000

293,000

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

L & D REALTY INC

WEHR FAMILY REALTY TRUST THE,

WEHR JAMES A,

VEDOVELLI

BK-VOL/PAGE

11468/ 150

8385/ 094

06416/ 150

04477/ 0168

SALE DATE

01/05/2001

04/12/1993

03/13/1987

09/01/1977

q/u

U

U

U

U

v/i

I

V

V

I

SALE PRICE

65,000

1

40,000

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

2018

Code

332

332

332

332

Assessed Value

147,200

141,900

3,900

Yr.

2017

2017

2017

2017

Code

332

332

332

332

Assessed Value

141,600

163,200

3,900

Yr.

2016

2016

2016

2016

Code

332

332

332

332

Assessed Value

137,900

156,400

3,900

Total:

293,000

Total:

308,700

Total:

298,200

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

APPRAISED 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

138,300

8,900

3,900

141,900

0

293,000

C

0

293,000

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

332

Batch

IA

NOTES

CHECK 1/98 FOR SALE 1-96 NC 1/97 NO

CHANGE SINCE 1/97, TENANTS: RE LAPLANTE

CONSTRUCTION INC, & DONOVAN OIL CO.,

THE GAR HOUSES OIL TRUCKS AND

CONSTRUCTION MATERIALS

BUILDING PERMIT RECORD

Permit ID

123

59

32

Issue Date

05/31/2001

03/01/1990

02/01/1988

Type

60

MN

MN

Description

COMM BLDG

Manual Note

Manual Note

Amount

75,000

175,000

85,000

Insp. Date

% Comp.

0

0

0

Date Comp.

Comments

WAREHOUSE

SHOP

SHOP

VISIT/CHANGE HISTORY

Date

02/05/2017

05/14/2004

03/15/2002

01/14/1998

12/18/1996

Type

IS

ID

317

303

105

181

200

Cd.

16

3

2

15

15

Purpose/Result

FIELDREV CHG

MEAS+INSPCTD

MEASURED

PERMIT VISIT

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

1

Use Code

332

332

Use Description

AUTOREP

AUTOREP

Zone

RC

RC

D

Front

Depth

Units

40,000

2.41

SF

AC

Unit Price

3.10

40,000.00

I. Factor

0.7000

1.0000

S.A.

B

0

Acre Disc

1.0000

1.0000

C. Factor

0.80

0.75

ST. Idx

IA

IA

Adj.

1.00

1.00

Notes- Adj

TOP2

TOP3

Special Pricing

S Adj Fact

1.00

1.00

Adj. Unit Price

1.74

30,000.00

Land Value

69,600

72,300

Total Card Land Units:

3.33

AC

Parcel Total Land Area:

3.33

AC

Total Land Value:

141,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	30		GARAGE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	18		CORREG STL	Code	Description		Percentage
Exterior Wall 2				332	AUTOREP		100
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		42.90	
Interior Floor 2				Replace Cost		160,857	
Heating Fuel	1		OIL	AYB		2001	
Heating Type	1		FORCED H/A	EYB		2004	
AC Percent	0			Dep Code		AV	
FBM Sqft				Remodel Rating			
Bldg Use	332		AUTOREP	Year Remodeled			
Total Rooms	0			Dep %		14	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	2			Cost Trend Factor		1	
Extra Fixtures	1			Condition			
#Heat Sys	1			% Complete			
Frame	2		STEEL	Overall % Cond		86	
Bath Style	A		AVERAGE	Apprais Val		138,300	
Foundation	6		SLAB	Dep % Ovr		0	
Partitions	T		TYPICAL	Dep Ovr Comment			
Wall Height	14			Misc Imp Ovr		0	
FBM Quality				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	3,500	1.61	2001	A		GD	70	3,900
65	MEZ-UNF	EX	Extra Feature	B	600	17.25	2004	A	1	AV	86	8,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,750	3,750		42.90	160,857	
Ttl. Gross Liv/Lease Area:		3,750	3,750	3,750		160,857	

