

Property Location: 31 HARKNESS AV										MAP ID: 12/ 33/ 0/ /										Bldg Name:										State Use: 326																																																						
Vision ID: 63										Account #64										Bldg #: 1 of 4										Sec #: 1 of 1										Card 1 of 4										Print Date: 12/11/2018 08:11																																		
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 37 HARKNESS AVE EAST LONGMEADOW, MA 01028 Additional Owners: Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377035_2856102 Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																												
COUNTRY DEVELOPMENT CORP																														Description					Code															Appraised Value					Assessed Value																													
																														COMMERC.					323															550,300					550,300																													
																														COMMERC.					323															900					900																													
																														COMMERC.					325															212,000					212,000																													
SUPPLEMENTAL DATA										COMMERC.					326					218,100					218,100					COMM LAND					326					402,200					402,200																																							
COMMERC.										326					58,800					58,800					VISION																																																											
Total										1,442,300					1,442,300																																																																					
RECORD OF OWNERSHIP										BK-VOL/PAGE					SALE DATE					q/u					v/i					SALE PRICE					V.C.					PREVIOUS ASSESSMENTS (HISTORY)																																												
COUNTRY DEVELOPMENT CORP										06565/ 27					07/21/1987					U					1					1					B					Yr.					Code					Assessed Value					Yr.					Code					Assessed Value					Yr.					Code					Assessed Value				
PERELLA										06565/ 25					07/21/1987					U					1					1					A					2018					323					550,300					2017					323					518,500					2016					323					504,200				
COUNTRY DEV										6275/ 510					10/31/1986					U					1					0					A					2018					323					900					2017					323					900					2016					323					900				
PERELLA CAR										05312/ 0298					09/23/1982					U					1					45,000					A					2018					325					212,000					2017					325					199,700					2016					325					194,300				
																																			2018					326					236,900					2017					326					218,900					2016					326					212,600									
																																			2018					326					402,200					2017					326					349,000					2016					326					317,400									
																																			2018					326					58,800					2017					326					58,800					2016					326					58,800									
																																			Total:					1,461,100					Total:					1,345,800					Total:					1,288,200																								
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																																																																
Year			Type		Description					Amount					Code		Description					Number					Amount					Comm. Int.																																																				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	74		RESTAURANT				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				326	RST/BAR		100
Roof Structure	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			89.20
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A	Replace Cost			265,013
AC Percent	100			AYB			1987
FBM Sqft				EYB			1997
Bldg Use	326		RST/BAR	Dep Code			GD
Total Rooms	0			Remodel Rating			
Bedrooms	0			Year Remodeled			
Full Baths	0			Dep %			21
Half Baths	2			Functional ObsInc			
Extra Fixtures	4			External ObsInc			
#Heat Sys	1			Cost Trend Factor			1
Frame	1		WOOD	Condition			
Bath Style	A		AVERAGE	% Complete			
Foundation	6		SLAB	Overall % Cond			79
Partitions	T		TYPICAL	Apprais Val			209,400
Wall Height	12			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
77	LITE-SIN	EX	Extra Feature	L	4	690.00	1987	A		AV	55	1,500
78	LITE-DBL			L	4	920.00	1987	A		AV	55	2,000
83	SIGN			L	74	28.75	1987	A		AV	55	1,200
85	PAVING			L	57,000	1.61	1987	A		AV	55	50,500
88	FENCE-6			L	672	9.78	1987	A		AV	55	3,600
81	COOLER			B	96	46.00	1997	A	1	GD	79	3,500
82	FREEZER			B	96	69.00	1997	A	1	GD	79	5,200

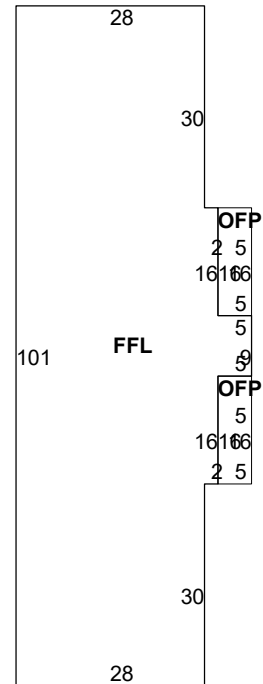
BUILDING SUB-AREA SUMMARY SECTION						
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
FFL	1ST FLOOR	2,955	2,955		89.20	263,586
OFP	OPEN PORCH	0	160		8.92	1,427

[illegible]

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[illegible]

	<i>Ttl. Gross Liv/Lease Area:</i>	2,955	3,115	2,971		265,013



Property Location: 33 HARKNESS AV

Vision ID: 63

Account #64

Bldg #: 2 of 4

Sec #: 1 of 1

Card 2 of 4

MAP ID: 12/ 33/ 0/ /

Bldg Name:

State Use: 326

Print Date: 12/11/2018 08:11

CURRENT OWNER

COUNTRY DEVELOPMENT CORP

37 HARKNESS AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

323

550,300

550,300

COMMERC.

323

900

900

COMMERC.

325

212,000

212,000

COMMERC.

326

218,100

218,100

COMM LAND

326

402,200

402,200

COMMERC.

326

58,800

58,800

Total

1,442,300

1,442,300

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

COUNTRY DEVELOPMENT CORP

06565/ 27

07/21/1987

U

1

1

B

PERELLA

06565/ 25

07/21/1987

U

1

1

A

COUNTRY DEV

6275/ 510

10/31/1986

U

1

0

A

PERELLA CAR

05312/ 0298

09/23/1982

U

1

45,000

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

323

550,300

2017

323

518,500

2016

323

504,200

2018

323

900

2017

323

900

2016

323

900

2018

325

212,000

2017

325

199,700

2016

325

194,300

2018

326

236,900

2017

326

218,900

2016

326

212,600

2018

326

402,200

2017

326

349,000

2016

326

317,400

2018

326

58,800

2017

326

58,800

2016

326

58,800

Total:

1,461,100

Total:

1,345,800

Total:

1,288,200

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

326

BG

NOTES

NO SFL PEPPAS PIZZERIA/THE BEER SHOP

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

245,300

2,600

900

0

0

1,442,300

C

0

1,442,300

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

06/18/2018

333

15

PERMIT VISIT

04/27/2017

317

15

PERMIT VISIT

04/29/2016

317

15

PERMIT VISIT

05/17/2013

105

15

PERMIT VISIT

02/15/2012

317

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

323

SHOPCTR

BUS

0 SF

0.00

1.5600

D

1.0000

1.00

BA

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

2.07 AC

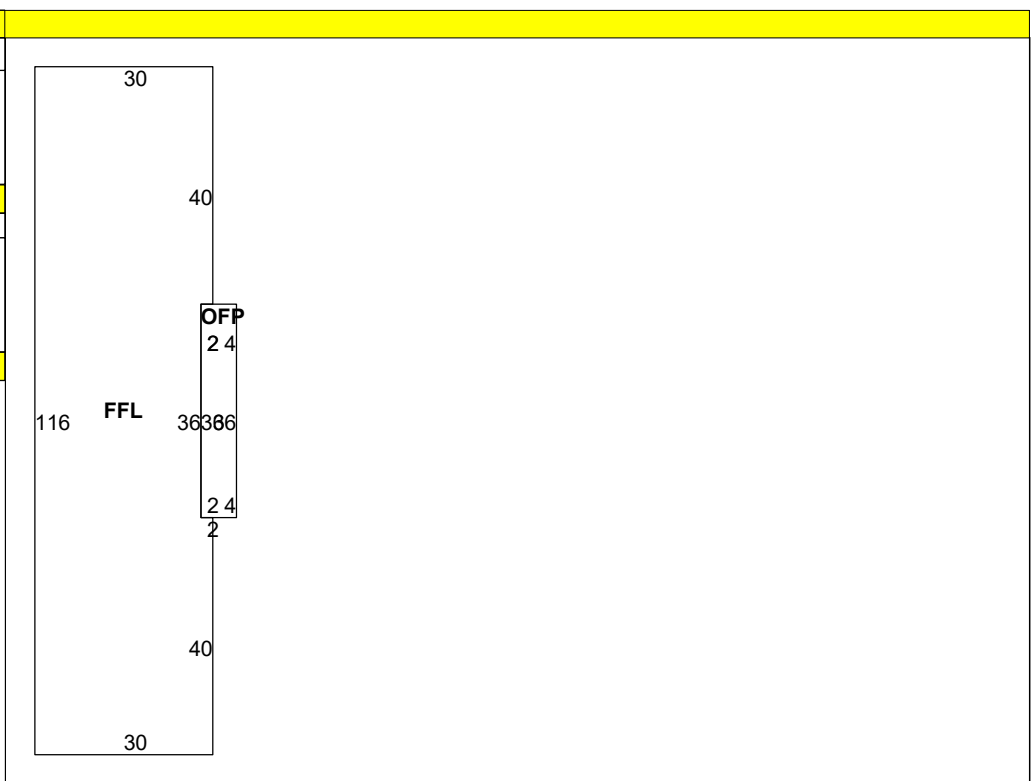
Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 STORY				
Occupancy	3			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		100
Roof Structure	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	14		ASPHL TILE	Adj. Base Rate:		90.51	
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS	Replace Cost		310,464	
Heating Type	1		FORCED H/A	AYB		1987	
AC Percent	100			EYB		1997	
FBM Sqft				Dep Code		GD	
Bldg Use	323		SHOPCTR	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		21	
Full Baths	0			Functional Obslnc			
Half Baths	6			External Obslnc			
Extra Fixtures	2			Cost Trend Factor			
#Heat Sys	3			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		79	
Foundation	6		SLAB	Apprais Val		245,300	
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
02	SHED/FR			L	180	7.48	2000	A		AV	55	700
02	SHED/FR			L	48	7.48	2000	A		AV	55	200
81	COOLER	EX	Extra Feature	B	72	46.00	1997	A	1	GD	79	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,408	3,408		90.51	308,473	
OFF	OPEN PORCH	0	216		9.22	1,991	
Ttl. Gross Liv/Lease Area:		3,408	3,624	3,430		310,464	



Property Location: 35 HARKNESS AV

MAP ID: 12/ 33/ 0/ /

Bldg Name:

State Use: 326

Vision ID: 63

Account #64

Bldg #: 3 of 4

Sec #: 1 of 1

Card 3 of 4

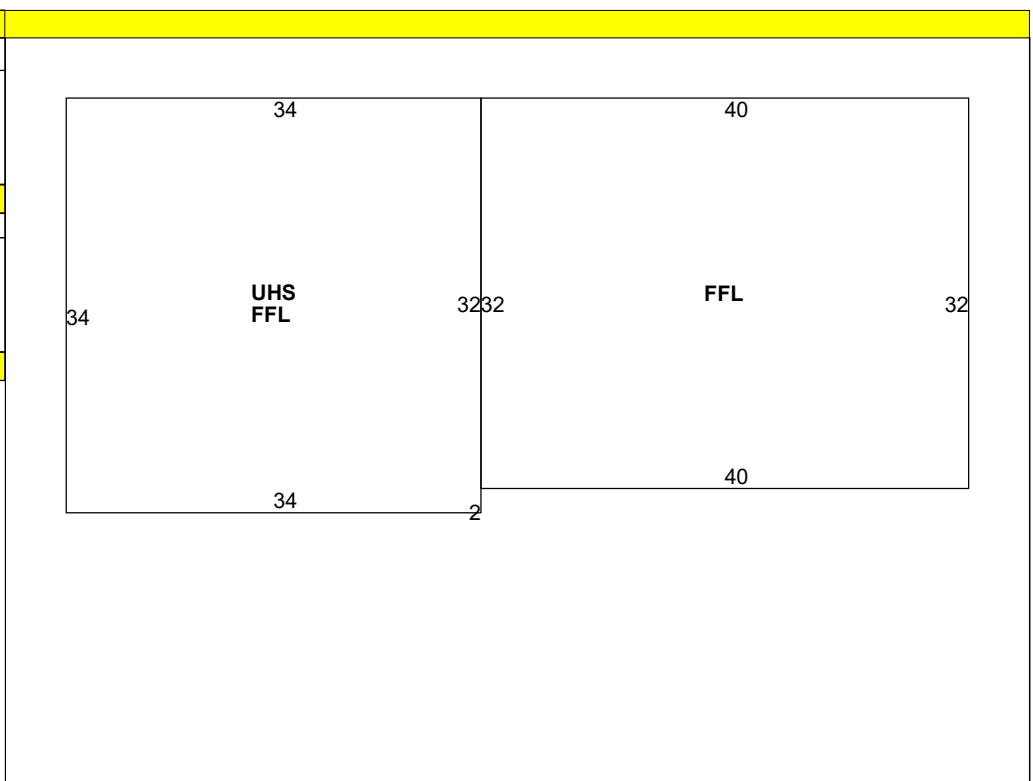
Print Date: 12/11/2018 08:11

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION											
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value												
						COMMERC.	323	550,300	550,300												
						COMMERC.	323	900	900												
						COMMERC.	325	212,000	212,000												
SUPPLEMENTAL DATA						COMMERC.	326	218,100	218,100												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377035_2856102				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#		COMM LAND	326	402,200	402,200												
						COMMERC.	326	58,800	58,800												
						Total		1,442,300	1,442,300												
						RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
COUNTRY DEVELOPMENT CORP PERELLA COUNTRY DEV PERELLA CAR		06565/ 27 06565/ 25 6275/ 510 05312/ 0298		07/21/1987 07/21/1987 10/31/1986 09/23/1982		U U U U		1 1 1 1		B A A A		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
												2018	323	550,300	2017	323	518,500	2016	323	504,200	
												2018	323	900	2017	323	900	2016	323	900	
												2018	325	212,000	2017	325	199,700	2016	325	194,300	
												2018	326	236,900	2017	326	218,900	2016	326	212,600	
												2018	326	402,200	2017	326	349,000	2016	326	317,400	
												2018	326	58,800	2017	326	58,800	2016	326	58,800	
												Total:		1,461,100	Total:	1,345,800	Total:	1,288,200			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.													
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch													
0001/A						326		BG													
NOTES																					
SALON KARMA										Appraised Bldg. Value (Card) 212,000											
										Appraised XF (B) Value (Bldg) 0											
										Appraised OB (L) Value (Bldg) 0											
										Appraised Land Value (Bldg) 0											
										Special Land Value 0											
										Total Appraised Parcel Value 1,442,300											
										Valuation Method: C											
										Adjustment: 0											
										Net Total Appraised Parcel Value 1,442,300											
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							
									06/18/2018			333	15	PERMIT VISIT							
									04/27/2017			317	15	PERMIT VISIT							
									04/29/2016			317	15	PERMIT VISIT							
									05/17/2013			105	15	PERMIT VISIT							
									02/15/2012			317	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		
3	325	STORE	BUS				0 SF	0.00	1.5600	D	1.0000	1.00	BA	1.00			.00	0.00	0		
Total Card Land Units:			0.00		AC	Parcel Total Land Area:			2.07 AC		Total Land Value:									0	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.50		1 1/2 STORIES				
Occupancy	1			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			96.41
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			268,301
Heating Type	1		FORCED H/A	AYB			1987
AC Percent	100			EYB			1997
FBM Sqft				Dep Code			GD
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			21
Full Baths	0			Functional ObsInc			
Half Baths	2			External ObsInc			
Extra Fixtures	12			Cost Trend Factor			
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			79
Foundation	6		SLAB	Apprais Val			212,000
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
CVAC	CENTRAL VAC			B	1	1.00	1997	A	1	AV	79	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	2,436	2,436		96.41	234,848
UHS	UNFIN HALF STORY	0	1,156		28.94	33,453
Ttl. Gross Liv/Lease Area:		2,436	3,592	2,783		268,301



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	2.00		2 STORY				
Occupancy	4			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				323	SHOPCTR		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		83.44	
Interior Floor 2				Replace Cost		382,738	
Heating Fuel	2		GAS	AYB		1988	
Heating Type	1		FORCED H/A	EYB		1997	
AC Percent	100			Dep Code		GD	
FBM Sqft				Remodel Rating			
Bldg Use	323		SHOPCTR	Year Remodeled			
Total Rooms	0			Dep %		21	
Bedrooms	0			Functional Obslnc			
Full Baths	0			External Obslnc			
Half Baths	4			Cost Trend Factor			
Extra Fixtures	2			Condition			
#Heat Sys	3			% Complete			
Frame	1		WOOD	Overall % Cond		79	
Bath Style	A		AVERAGE	Apprais Val		302,400	
Foundation	6		SLAB	Dep % Ovr		0	
Partitions	T		TYPICAL	Dep Ovr Comment			
Wall Height	12			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,260	2,260		83.44	188,574	
OFF	OPEN PORCH	0	665		8.41	5,590	
SFL	2ND FLOOR	2,260	2,260		83.44	188,574	
Ttl. Gross Liv/Lease Area:		4,520	5,185	4,587		382,738	

