

Property Location: 90-92 MAPLE ST
Vision ID: 646

Account #668

MAP ID: 16/ 125A/ 0/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 332

Print Date: 12/06/2018 11:25

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, MA 01028 VISION							
MBQ REALTY LLC PO BOX 348 EAST LONGMEADOW, MA 01028 Additional Owners:													Description		Code		Appraised Value						Assessed Value			
													COMMERC.		332		72,300						72,300			
													COMM LAND		332		197,400						197,400			
													COMMERC.		332		14,900		14,900							
SUPPLEMENTAL DATA																										
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379790_2848694										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																
														Total		284,600		284,600								
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
MBQ REALTY LLC WJQ REALTY LLC QUINN CO W J INC,C/O BILL QUINN					20096/ 567 17064/ 355 02875/ 0401		11/13/2013 12/10/2007 05/02/1962		Q	1	350,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
														2018	332	73,600		2017	332	78,200		2016	332	200,500		
														2018	332	197,400		2017	332	209,300		2016	332	200,500		
														2018	332	14,900		2017	332	14,900		2016	332	14,900		
														Total:		285,900		Total:		302,400		Total:		293,600		
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)72,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)14,900 Appraised Land Value (Bldg)197,400 Special Land Value0 Total Appraised Parcel Value284,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value284,600											
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.												
Total:																										
ASSESSING NEIGHBORHOOD																										
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch															
0001/A								332			BG															
NOTES																										
QUINN CONTRACTORS - HARTLINE PAINTING THIS PARCEL HAS BEEN 90-92 FOR YEARS																										
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					
																02/05/2017			317	16	FIELDREV CHG					
																05/14/2004			303	3	MEAS+INSPCTD					
																07/20/1992			107	3	MEAS+INSPCTD					
																04/30/1981			500	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	332	AUTOREP			IND				43,560		3.06	1.5600	D	1.0000	0.50	BA	1.00	SHP3				1.00	2.39	104,100		
1	332	AUTOREP			IND				3.73		50,000.00	1.0000	0	1.0000	0.50	BA	1.00	TOP4				1.00	25,000.00	93,300		
Total Card Land Units:					4.73		AC	Parcel Total Land Area:			4.73			AC	Total Land Value:										197,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2	18		CORREG STL	332	AUTOREP		100
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:		29.66	
Interior Floor 1	12		CONCRETE	Replace Cost AYB EYB Dep Code Remodel Rating Year Remodeled Dep % Functional ObsInc External ObsInc Cost Trend Factor Condition % Complete Overall % Cond		131,472	
Interior Floor 2	4		CARPET			1958	
Heating Fuel	1		OIL			1973	
Heating Type	1		FORCED H/A			AV	
AC Percent	30						
FBM Sqft							
Bldg Use	332		AUTOREP				
Total Rooms	0						
Bedrooms	0					45	
Full Baths	0						
Half Baths	3						
Extra Fixtures	0					1	
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE			55	
Foundation	6		SLAB			72,300	
Partitions	T		TYPICAL			0	
Wall Height	8			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	192	7.48	1940	F		FR	40	500
02	SHED/FR			L	324	7.48	1940	F		FR	40	900
85	PAVING			L	19,546	1.61	1960	F		FR	40	11,300
02	SHED/FR			L	800	7.48	1950	F		FR	40	2,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	4,432	4,432		29.66	131,472	
Ttl. Gross Liv/Lease Area:		4,432	4,432	4,432		131,472	

