

Property Location: 664 NORTH MAIN ST
Vision ID: 984

Account #1011

MAP ID: 1A/ 22/ 60/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 325

Print Date: 12/06/2018 12:44

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA 01028 VISION				
MOBEEN SYED 171 PLEASANT ST EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value					
										COMMERC.	325	282,900	282,900					
										COMM LAND	325	145,300	145,300					
										COMMERC.	325	11,000	11,000					
SUPPLEMENTAL DATA																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374071_2856161						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#												
									Total				439,200		439,200			

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MOBEEN SYED D B COMPANIES INC, DAIRY MART INC #808				14601/ 143 09904/ 0584 04251/ 0190		11/01/2004 06/23/1997 04/08/1976		U	1	403,608 157,063 0		V B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
													2018	325	287,100	2017	325	276,100	2016	325	268,300
													2018	325	145,300	2017	325	137,800	2016	325	125,600
													2018	325	11,000	2017	325	11,000	2016	325	11,000
													Total:			443,400		Total:		424,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 272,100 Appraised XF (B) Value (Bldg) 10,800 Appraised OB (L) Value (Bldg) 11,000 Appraised Land Value (Bldg) 145,300 Special Land Value 0 Total Appraised Parcel Value 439,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 439,200								
Year	Type	Description	Amount	Code	Description	Number	Amount									Comm. Int.
Total:																
ASSESSING NEIGHBORHOOD																
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch								
0001/A						325		BG								

NOTES											
C-MART, VILLA NAPOLETANA RESTAURANT AREA 40X75 (10/29/2012 FIRE, CONTAINED TO STORAGE UNIT OUTSIDE OF VILLA NAPOLETANA). REPAIRED 2013											

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					
201203387	11/01/2012	42	REPAIRS	40,000		0		FIRE DAMAGE REPAIR	05/10/2013			105	15	PERMIT VISIT					
114	05/05/2005	6	SIGN	400		0		4' X 16' WALL ON WAL	11/10/2005			311	15	PERMIT VISIT					
113	05/05/2005	6	SIGN	400		0		8' WALL ON BUILDING	11/10/2005			311	15	PERMIT VISIT					
112	05/05/2005	6	SIGN	400		0		8' X 4' POLE REPLACE	11/10/2005			311	15	PERMIT VISIT					
8	01/15/2003	4	ADDITION	30,000		0		OC 3/28/2003	04/27/2004			303	3	MEAS+INSPCTD					
125	06/15/1998	6	SIGN	200		0		98 BP NVC											
281	11/07/1996	6	SIGN	800		0		SIGN											

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	325	STORE	BUS				17,059	SF	4.98	1.7100	E	1.0000		1.00	BG		1.00	8.52	145,300	
Total Card Land Units:			0.39		AC		Parcel Total Land Area:			0.39 AC						Total Land Value:			145,300	

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	3			MIXED USE			
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage
Exterior Wall 2	21		CONC BLOCK	325	STORE		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:		81.06	
Interior Floor 1	4		CARPET	Replace Cost		400,207	
Interior Floor 2	6		CERAMIC TL	AYB		1976	
Heating Fuel	2		GAS	EYB		1986	
Heating Type	1		FORCED H/A	Dep Code		AG	
AC Percent	100			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	325		STORE	Dep %		32	
Total Rooms	0			Functional ObsInc			
Bedrooms	0			External ObsInc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	6			Condition			
Extra Fixtures	2			% Complete			
#Heat Sys	1			Overall % Cond		68	
Frame	2		STEEL	Apprais Val		272,100	
Bath Style	A		AVERAGE	Dep % Ovr		0	
Foundation	1		CONCRETE	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr		0	
Wall Height	12			Misc Imp Ovr Comment			
FBM Quality				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	10,222	1.61	1976	A		AV	55	9,100
78	LITE-DBL			L	1	920.00	1976	A		AV	55	500
84	SIGN-ILU			L	50	40.25	1996	A		GD	70	1,400
81	COOLER	EX	Extra Feature	B	144	46.00	1986	G	1	GD	68	5,600
81	COOLER	EX	Extra Feature	B	80	46.00	1986	G	1	GD	68	3,100
82	FREEZER			B	36	69.00	1986	G	1	GD	68	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	760		4.05	3,080	
FFL	1ST FLOOR	4,800	4,800		81.06	389,101	
STG	STORAGE	0	248		32.36	8,025	
Ttl. Gross Liv/Lease Area:		4,800	5,808	4,937		400,207	

