

Property Location		642 NORTH MAIN ST		Map ID		1/ 5/ 1/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 326		Print Date 12/18/2019 8:41:05 A	
Vision ID		15		Account #		15		Bldg #		1							

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION	
642 NORTH MAIN STREET CORP 642 - 644 NORTH MAIN ST EAST LONGME MA 01028				1 TYPCL						Description	Code	Appraised	Assessed		
										COMMERC.	326	242,800	242,800		
										COMM LAND	326	225,000	225,000		
										COMMERC.	326	16,400	16,400		
SUPPLEMENTAL DATA															
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_374398_2855883						Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total 484,200 484,200					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
642 NORTH MAIN STREET CORP TORCIA SANTANIELLO KING LLC DEPERGOLA PASQUALE, LATOUR ANDREA J BURACK		22165	0103	05-09-2018	Q	I	500,000		00				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12443	0361	07-16-2002	U	I	375,000				2019	326	319,900	2018	326	319,900	2017	326	276,500		
		07450	0513	05-10-1990	U	I	1		1A			326	218,800		326	218,800		326	197,600		
		06756	0011	02-12-1988	U	I	1		1F			326	16,400		326	16,400		326	16,400		
		06659	0078	10-21-1987	U	I	1		1A		Total		555100	Total		555100	Total		490500		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD						APPROAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)		242,800
0001						326		BG		Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		16,400
										Appraised Land Value (Bldg)		225,000
										Special Land Value		0
										Total Appraised Parcel Value		484,200
										Valuation Method		C
										Total Appraised Parcel Value		484,200

NOTES										VISIT / CHANGE HISTORY									
NC=RECK FOR 6/20 OR UPON OC GUTTED BMT MINIMAL FIN										Date	Id	Type	Is	Cd	Purpose/Result				
201902190										10-24-2019	400			14	INSPECTED				
201900750										05-29-2019	334			15	PERMIT VISIT				
38										05-06-2004	303			3	MEAS+INSPCTD				
										06-30-1992	107			3	MEAS+INSPCTD				
										04-01-1982	500			3	MEAS+INSPCTD				

BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result									
201902190	06-13-2019	6	SIGN	1,000		0		RED STONE TAVERN	10-24-2019	400			14	INSPECTED									
201900750	03-13-2019	7		128,000	05-29-2019	50		50% COMP RECK 6/20 BAR	05-29-2019	334			15	PERMIT VISIT									
38	04-01-1982	MN	Manual Note					REMOD	05-06-2004	303			3	MEAS+INSPCTD									
									06-30-1992	107			3	MEAS+INSPCTD									
									04-01-1982	500			3	MEAS+INSPCTD									

B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	326	RST/BAR	BUS	SITE	41,520 SF	3.17	1.71000	E	1.00	BG	1.000		0	5.42	225,000	
Total Card Land Units					0.953	AC	Parcel Total Land Area: 0.9532					Total Land Value 225,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	8	BRICK VENR			
Exterior Wall 2					
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	6	CERAMIC TL			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft	4912				
Bldg Use	326	RST/BAR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	4				
Extra Fixtures	9				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality	3.00				
Kitchens	1				

MIXED USE		
Code	Description	Percentage
326	RST/BAR	100
		0
		0

COST / MARKET VALUATION		
RCN		485,618
Year Built		1938
Effective Year Built		1997
Depreciation Code		GV
Remodel Rating		03
Year Remodeled		2019
Depreciation %		21
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition	NC	
Condition %	50	
Percent Good	50	
Cns Sect Rcndld	242,800	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
85	PAVING	L	15,000	1.61	1980	AV	55	A	1.00	13,300
83	SIGN	L	92	28.75	1982	AV	55	A	1.00	1,500
77	LITE-SIN	L	2	690.00	1980	AV	55	A	1.00	800
02	SHED/FR	L	96	7.48	1995	AV	55	A	1.00	400
88	FENCE-6	L	72	9.78	1950	AV	55	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	4,912		16.40	80,581	
CNP	CANOPY	0	336		4.15	1,395	
EFP	ENCL PORCH	0	24		23.93	574	
FFL	1ST FLOOR	4,912	4,912		82.06	403,068	
Ttl Gross Liv / Lease Area		4,912	10,184	5,918		485,618	

