Property Location 200 NORTH MAIN ST #104 | Map ID 25/ 4/ 104/ / | Bldg Name | State Use 343
Vision ID 1618 | Account # 1653 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 12:51:36

| CURRENT OWNER | TOPO | UTILITIES | STRT / ROAD | LOCATION |
|---|---|---|---|---|
| THORN JENNIFER A | | | | |
| 5 DANFORTH FARM RD | | | | |
| WILBRAHAM MA 01095 | | | | |

**SUPPLEMENTAL DATA**

| | | | |
|---|---|---|---|
| Alt Prcl ID | | Received | |
| SP Permit | | NIA | |
| Chapter La | | Field 8 | |
| OC Dates | | Field 9 | |
| In+Ex FY | | Field 10 | |
| Mailed | | | |
| GIS ID | F_379382_2852699 | Assoc Pid# | |

**CURRENT ASSESSMENT**

| Description | Code | Assessed | Assessed |
|---|---|---|---|
| COMMERC. | 343 | 171,500 | 171,500 |
| | Total | 171,500 | 171,500 |

1006
EAST LONGMEADOW, MA

**VISION**

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| THORN JENNIFER A | 21880 | 0250 | 09-29-2017 | Q | I | 175,000 | 00 |
| FOUR TWENTY TWO LLC | 17261 | 0419 | 04-23-2008 | U | I | 146,800 | |
| FEBCO PROPERTIES LLC, | 13819 | 0037 | 12-05-2003 | U | I | 200,000 | 1F |
| KENNEDY,FRANKLIN T & | 10586 | 0130 | 12-23-1998 | U | I | 145,000 | |
| T + K REALTY LLC, | BK-10 | 0 | 12-31-1997 | U | I | 1 | 1F |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2019 | 343 | 171,500 | 2018 | 343 | 193,500 | 2017 | 343 | 184,800 |
| | Total | 171500 | | Total | 193500 | | Total | 184800 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

**OTHER ASSESSMENTS**

| Code | Description | Number | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 171,500 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 0 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 171,500 |
| Valuation Method | C |
| Total Appraised Parcel Value | 171,500 |

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 343 | 200 |

**NOTES**

UNIT 104 NORTH MEADOW BUILDING UNIT 104

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 64 | 04-01-1989 | MN | Manual Note | 25,000 | | | | REMODEL |

**VISIT / CHANGE HISTORY**

| Date | Id | Type | Is | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 09-24-2010 | 311 | | | 14 | INSPECTED |
| 05-30-1990 | 131 | | | 15 | PERMIT VISIT |

**LAND LINE VALUATION SECTION**

| B | Use Code | Description | Zone | Land Type | Land Units | | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | | Adj Unit P | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 343 | COMM CONDO | BUS | SITE | 0 | SF | 0.00 | 1.00000 | | 1.00 | 200 | 1.000 | | | 0.0000 | 0.00 | 0 |
| | | | | Total Card Land Units | 0 | SF | Parcel Total Land Area | | | 0.0000 | | | | | Total Land Value | | 0 |

Property Location 200 NORTH MAIN ST #104 | Map ID 25/ 4/ 104/ / | Bldg Name | State Use 343
Vision ID 1618 | Account # 1653 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 12:51:40

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 63 | CONDO-OFC |
| Model | 06 | COM CONDO |
| Grade | B | GOOD |
| Stories | 1.00 | 1 Story |
| Foundation | 6 | SLAB |
| Interior Wall 1 | 1 | DRYWALL |
| Interior Wall 2 | 4 | SOLID WOOD |
| Interior Floor 1 | 4 | CARPET |
| Interior Floor 2 | | |
| Heat Fuel | 2 | GAS |
| Heat Type | 1 | FORCED H/A |
| AC Type | 03 | FULL |
| Bedrooms | 0 | |
| Full Baths | 0 | |
| Half Baths | 0 | |
| Extra Fixtures | 1 | |
| Total Rooms | 0 | |
| Bath Style | | |
| Num Kitchens | 0 | |
| Kitchen Style | | |
| FBM Sqft | | |
| FBM Quality | | |
| Fireplaces | | |
| WS Flues | | |
| Central Vac | | |
| Frame | 1 | WOOD |
| Bsmt Floor | | |
| Bsmt Garage | | |
| #Heat Sys | 1 | |
| Occupancy | 1 | |
| Int Vs Ext | S | |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| | | |

## CONDO DATA

| | | | | | |
|---|---|---|---|---|---|
| Parcel Id | 6780 | C | 0070 | Owne | |
| | MEADOW PLACE | B | 1 | S | 1 |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Unit Type C | | | |
| Unit Locatio | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 147.99 |
| Building Value New | 219,851 |
| Year Built | 1986 |
| Effective Year Built | 1996 |
| Depreciation Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 22 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 78 |
| Cns Sect Rcnld | 171,500 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |

FFL
(1.468 sf)

## OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| FFL | 1ST FLOOR | 1,468 | 1,468 | | 149.76 | 219,851 |
| | Ttl Gross Liv / Lease Area | 1,468 | 1,468 | 1,468 | | 219,851 |