

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION									
WEC 99J 39 LLC C/O CVS # 00769 STORE ACCOUNTI 1 CVS DR - MC 2820 WOONSOCKET RI 02895			1 TYPCL			Description	Code	Appraised	Assessed										
						COMMERC.	325	1,089,200	1,089,200										
						COMM LAND	325	530,500	530,500										
SUPPLEMENTAL DATA						COMMERC.	325	63,900	63,900										
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379649_2853234				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		1,683,600	1,683,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
WEC 99J 39 LLC EAST LONGMEADOW CVS INC, GARDEN PLAZA REALTY TRUST,		11052	0146	12-29-1999	U	I	3,300,366	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
		10798	0490	06-08-1999	U	I	1,275,000	1	2019	325	1,061,900	2018	325	1,061,900	2017	325	998,500		
		03060	0267	09-18-1964	U	I	0			325	513,900		325	513,900		325	400,600		
										325	63,900		325	63,900		325	63,900		
Total								Total		1639700	Total		1639700	Total		1463000			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method 1,065,300 23,900 63,900 530,500 0 1,683,600 C										
Total			0.00																
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0001						325		BG											
NOTES																			
CVS PHARMACY FY10 ABT DENIED. NOTIFIED OF ATB FOR FY10 IN DECEMBER OF 2010. FY 11 ABT DENIED PRIOR TO ATB SETTLEMENT FOR BOTH YEARS.																			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result				
201702953	11-21-2017	12	REROOF	8,600	02-05-2018	100	02-05-2018	ONE SIDE ONLY		06-02-2014	317			15	PERMIT VISIT				
201401049	04-11-2014	6	SIGN	675	06-02-2014	100	06-02-2014	INTERIOR WINDOW PANELS		02-24-2010	100			16	FIELDREV CHG				
201301953	05-28-2013	7	REMODEL	185,500	06-02-2014	100	06-02-2014	CVS INTERIOR		01-19-2010	316			15	PERMIT VISIT				
264	10-30-2009	8	RENOVATION	5,000				INTERIOR & EXTERIOR WAL		03-13-2000	105			14	INSPECTED				
212	08-27-1999	5	DEMOLITION	29,250						12-18-1995	107			15	PERMIT VISIT				
211	08-27-1999	5	DEMOLITION	29,250						01-18-1995	107			15	PERMIT VISIT				
192	08-06-1999	6	SIGN	1,500						07-01-1992	107			3	MEAS+INSPCTD				
LAND LINE VALUATION SECTION																			
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	325	STORE	BUS	SITE	69,073 SF	2.99	1.71000	E	1.00	BG	1.000					0	7.68	530,500	
Total Card Land Units					1.586	AC	Parcel Total Land Area: 1.5857					Total Land Value					530,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	78	STORE			
Model	94	COMMERCIAL			
Grade	A+	EXCELLENT			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	4	VINYL			
Exterior Wall 2	8	BRICK VENR			
Roof Structure	2	HIP			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	5	LINO/VINYL			
Interior Floor 2					
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	325	STORE			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	2				
Extra Fixtures	0				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION		
RCN		1,268,243
Year Built		1999
Effective Year Built		2002
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		84
Cns Sect Rcld		1,065,300
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	39,000	1.61	1999	GD	70	G	1.25	54,900
77	LITE-SIN	L	1	690.00	1999	GD	70	V	1.50	700
78	LITE-DBL	L	1	920.00	1999	GD	70	V	1.50	1,000
65	MEZ-UNF	B	1,650	17.25	2002	GD	84	A	1.00	23,900
89	FENCE-8	L	550	12.65	1999	GD	70	V	1.50	7,300
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	616		6.28	3,871	
FFL	1ST FLOOR	10,125	10,125		124.88	1,264,372	
Ttl Gross Liv / Lease Area		10,125	10,741	10,156		1,268,243	

