

Property Location 14 HARKNESS AV
 Vision ID 225 Account # 231

Map ID 13/ 20A/ 2/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

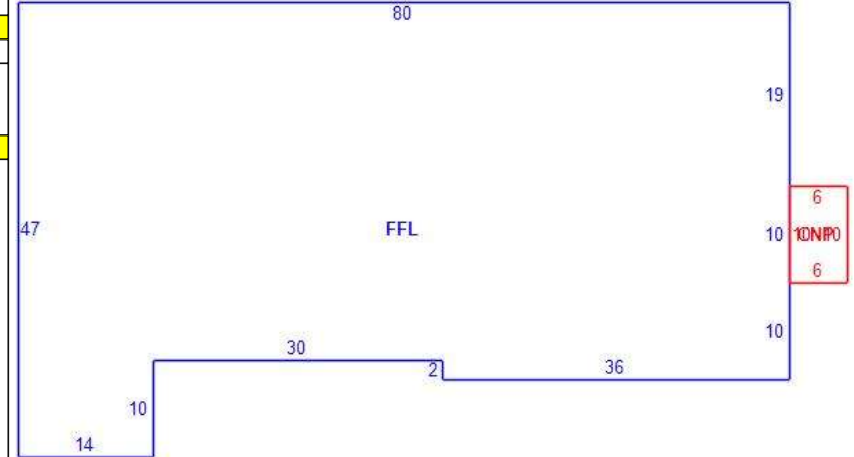
State Use 325
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CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION														
CHANG + WOO INC C/O LEE JOO B 14 HARKNESS AVE EAST LONGME MA 01028						1 TYPCL						Description		Code		Appraised		Assessed																
												COMMERC.		325		140,500		140,500																
												COMM LAND		325		124,800		124,800																
												COMMERC.		325		10,700		10,700																
SUPPLEMENTAL DATA						Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376693_2855681						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		276,000		276,000												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
CHANG + WOO INC OMEGA CLEANERS LLC RUBIN MICHAEL A, RUBIN IRVING D + FREDAN				22668		507		05-17-2019		Q		I		600,000		00		Year	Code		Assessed		Year	Code		Assessed		Year	Code		Assessed			
				15923		0114		05-24-2006		U		I		400,000		1B		2019	325		136,800		2018		325		136,800		2017		325		127,700	
				09390		0306		02-14-1996		U		I		1		1A			325		121,000				325		121,000				325		127,700	
				04196		0395		11-03-1975		U		I		0					325		10,700				325		10,700				325		10,700	
				Total															268500		Total				268500		Total				266100			
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												APPRAISED VALUE SUMMARY																		
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)												140,500												
0001						325		BG		Appraised Xf (B) Value (Bldg)												0												
														Appraised Ob (B) Value (Bldg)												10,700								
														Appraised Land Value (Bldg)												124,800								
														Special Land Value												0								
														Total Appraised Parcel Value												276,000								
														Valuation Method												C								
														Total Appraised Parcel Value												276,000								
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										
8		01-02-2007		4	ADDITION		77,000								14' X 47' FOR STORAGE &		02-01-2008		317				15	PERMIT VISIT										
283		10-18-2001		9	ALTERATION		5,500								RMVE SIDING;RPR WALL,W		05-11-2004		303				3	MEAS+INSPCTD										
98		05-22-1997		MN	Manual Note		500								SIGN		02-05-2002		274				15	PERMIT VISIT										
247		10-02-1996		6	SIGN		1,500								SIGN		01-13-1998		200				15	PERMIT VISIT										
246		10-02-1996		6	SIGN		1,500								SIGN		12-12-1996		200				14	INSPECTED										
47		04-03-1996		9	ALTERATION		10,000								ALTER		07-01-1992		107				3	MEAS+INSPCTD										
														04-02-1981												500		3		MEAS+INSPCTD				
LAND LINE VALUATION SECTION																																		
B	Use Code	Description		Zone	Land Type		Land Units		Unit Price		I. Factor	Site Index		Cond.	Nbhd.	Nhbhd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value											
1	325	STORE		BUS	SITE		12,805 SF		6.25		1.56000	D		1.00	BA	1.000					0		9.75		124,800									
Total Card Land Units							0.294 AC		Parcel Total Land Area: 0.2940							Total Land Value							124,800											

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	D+	FAIR (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	3	ALUMINUM									
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	5	MINIMUM									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	12	CONCRETE									
Interior Floor 2	14	ASPHL TILE									
Heating Fuel	2	GAS									
Heating Type	5	STEAM									
AC Percent	0										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	1										
Extra Fixtures	1										
#Heat Sys	5										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	L	LIGHT									
Wall Height	12.00										
FBM Quality											
Kitchens	0										

MIXED USE		
Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION		
RCN		216,120
Year Built	1955	
Effective Year Built	1983	
Depreciation Code	AV	
Remodel Rating		
Year Remodeled		
Depreciation %	35	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	65	
Cns Sect Rcnd	140,500	
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	6,672	1.61	1996	GD	70	G	1.25	9,400
84	SIGN-ILU	L	28	40.25	1997	GD	70	A	1.00	800
02	SHED/FR	L	96	7.48	2007	GD	70	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	60		3.40	204	
FFL	1ST FLOOR	3,172	3,172		68.07	215,916	
Ttl Gross Liv / Lease Area		3,172	3,232	3,175		216,120	

