

State Use 351
Print Date 12/19/2019 1:36:31 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA															
FIRST STEP NURSERY SCHOOL INC 310 MAPLE ST EAST LONGME MA 01028						1 TYPCL						Description		Code		Appraised		Assessed																	
												COMMERC.		351		191,300		191,300																	
												COMM LAND		351		217,700		217,700																	
				SUPPLEMENTAL DATA								COMMERC.		351		17,000		17,000		VISION															
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375442_2848004				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
												Total		426,000		426,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
FIRST STEP NURSERY SCHOOL INC O`CONNOR KEVIN W + GINAL				07772 0000		0486 0000		08-05-1991		U U		I		25,000 0		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2019		351		186,800		2018		351		186,800		2017		351		177,900	
																				351		212,100				351		212,100				351		215,100	
																				351		17,000				351		17,000				351		17,000	
																Total		415900		Total		415900		Total		410000									
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												APPROAISED VALUE SUMMARY																	
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										191,300															
0001						351		BG		Appraised Xf (B) Value (Bldg)										0															
NOTES										Appraised Ob (B) Value (Bldg)										17,000															
SUB DIV 671 +697										Appraised Land Value (Bldg)										217,700															
										Special Land Value										0															
										Total Appraised Parcel Value										426,000															
										Valuation Method										C															
										Total Appraised Parcel Value										426,000															
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							
254		08-14-2007		52		PAVILION		5,000								20` X 16`		06-21-2017		317						15		PERMIT VISIT							
224		08-01-1992		MN		Manual Note		7,000								FIN BMT		12-26-2007		317						15		PERMIT VISIT							
131		06-01-1991		MN		Manual Note		108,000								NURS SCH		05-07-2004		303						3		MEAS+INSPCTD							
																		03-01-1993		131						15		PERMIT VISIT							
																		05-08-1992		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.	Nhbhd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value														
1	351	SCHOOL		RB	SITE	40,000		SF		3.19	1.56000	D	1.00	BA	1.000					0		4.98		199,200											
1	351	SCHOOL		RB	EXCESS	0.370		AC		50,000.00	1.00000	0	1.00	BA	1.000					0		50,000.00		18,500											
Total Card Land Units						1.288		AC		Parcel Total Land Area: 1.2883						Total Land Value						217,700													

Property Location 310 MAPLE ST
 Vision ID 4530 Account # 4603

Map ID 6/ 120B/ D/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

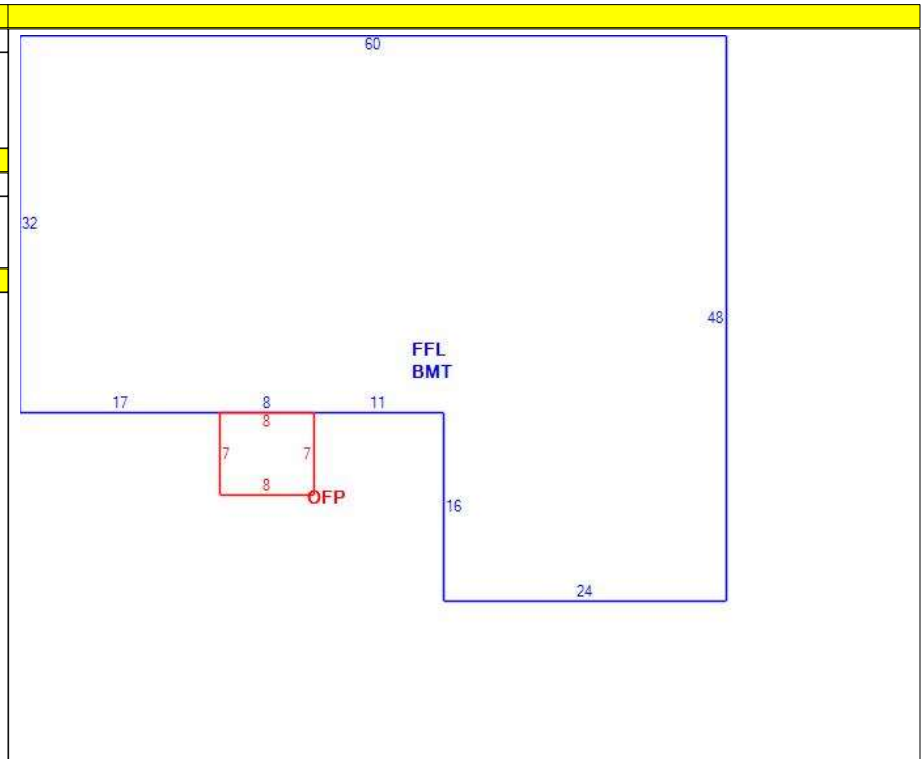
Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	71	OFFICE			
Model	94	COMMERCIAL			
Grade	C-	AVG. (-)			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	2	CLAPBOARD			
Exterior Wall 2					
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	5	LINO/VINYL			
Interior Floor 2	4	CARPET			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft	1843				
Bldg Use	351	SCHOOL			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	4				
Extra Fixtures	8				
#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	2				

MIXED USE		
Code	Description	Percentage
351	SCHOOL	100
		0
		0

COST / MARKET VALUATION		
RCN		233,301
Year Built		1991
Effective Year Built		2000
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		82
Cns Sect Rcnd		191,300
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
83	SIGN	L	13	28.75	1991	AV	55	A	1.00	200
85	PAVING	L	7,000	1.61	1991	AV	55	A	1.00	6,200
77	LITE-SIN	L	1	690.00	1991	AV	55	A	1.00	400
02	SHED/FR	L	80	7.48	2001	AV	55	A	1.00	300
87	FENCE-4	L	240	6.90	1994	AV	55	A	1.00	900
66	CANOPY	L	320	40.25	2001	GD	70	A	1.00	9,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,304		16.85	38,813	
FFL	1ST FLOOR	2,304	2,304		84.19	193,983	
OFF	OPEN PORCH	0	56		9.02	505	
Ttl Gross Liv / Lease Area		2,304	4,664	2,771		233,301	

