

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION				
PRIDE PLAZAS INC 246 COTTAGE ST SPRINGFIELD MA 01109						1	TYPCL					Description		Code	Appraised		Assessed							
												COMMERC.	323	809,000		809,000								
												COMM LAND	323	281,300		281,300								
SUPPLEMENTAL DATA												COMMERC.		323	197,900		197,900							
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_374637_2855843						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
												Total		1,288,200		1,288,200								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
PRIDE PLAZAS INC R + S REALT				6349		173		12-31-1986		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				05830		0091		06-10-1985		U	I	300		1B	2019	323	785,300	2018	323	785,300	2017	323	737,700	
															323	273,300	323	273,300	323	197,900	323	227,200		
															323	197,900		323	197,900		323	197,900		
												Total		1256500		Total		1256500		Total		1162800		
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												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 781,500 Appraised Xf (B) Value (Bldg) 27,500 Appraised Ob (B) Value (Bldg) 197,900 Appraised Land Value (Bldg) 281,300 Special Land Value 0 Total Appraised Parcel Value 1,288,200 Valuation Method C Total Appraised Parcel Value 1,288,200												
Nbhd		Nbhd Name			B		Tracing			Batch														
0001							323			BG														
NOTES																								
JBS ICE CREAM/AFFORDABLE EXPERT PC SERV'S PRIDE CONVENIENCE STORE W/SUBWAY JOSEPH STEVENS SALON/TRANQUILITY NAILS & 2019-2 VACANT STORE FRONTS																								
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		
201903286		11-19-2019		6	SIGN		620				0			30 SQ FT SIGN		06-10-2019		400			15	PERMIT VISIT		
201903241		11-13-2019		12	REROOF		12,500				0					04-22-2016		317			15	PERMIT VISIT		
201901993		06-01-2019		14	MIN ALT		17,000				0			REMOVE INT WALL/PRIDE F		04-11-2014		317			15	PERMIT VISIT		
201900735		03-11-2019		9			6,200		06-10-2019		100	06-10-2019		(COMPUTER SALES) ADD PA		05-10-2013		105			15	PERMIT VISIT		
201900734		03-11-2019		9			12,500		06-10-2019		100	06-10-2019		(JB ICE CREAM) REMOVE W		05-10-2013		AO						
201500985		04-27-2015		6	SIGN		3,000		04-22-2016		100	04-22-2016		TRANQUILITY NAILS & SPA,		03-02-2012		317			15	PERMIT VISIT		
201300676		03-08-2013		7	REMODEL		7,500							PRIDE INTERIOR INCLUDES		11-18-2010		311			15	PERMIT VISIT		
LAND LINE VALUATION SECTION																								
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value					
1	323	SHOPCTR		BUS	SITE	53,579 SF		3.07	1.71000	E	1.00	BG	1.000					0	5.25	281,300				
Total Card Land Units						1.230	AC	Parcel Total Land Area: 1.2300						Total Land Value						281,300				

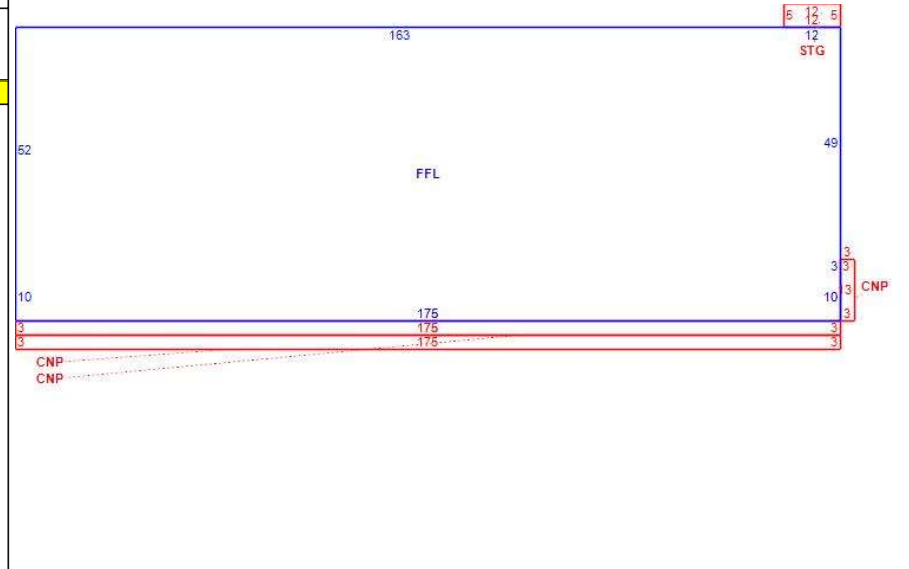
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	76	SHOP CTR			
Model	94	COMMERCIAL			
Grade	B	GOOD			
Stories	1.00	1 STORY			
Occupancy	7.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2	8	BRICK VENR			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	14	ASPHL TILE			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	323	SHOPCTR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	15				
Extra Fixtures	2				
#Heat Sys	8				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
323	SHOPCTR	100
		0
		0

COST / MARKET VALUATION		
RCN		1,149,270
Year Built		1973
Effective Year Built		1986
Depreciation Code		AG
Remodel Rating		
Year Remodeled		
Depreciation %		32
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		68
Cns Sect Rcnd		781,500
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	38,000	1.61	1999	AV	55	A	1.00	33,600
84	SIGN-ILU	L	84	40.25	1999	GD	70	G	1.25	3,000
71	TANK-IG	L	6,000	1.55	1999	GD	70	V	1.50	9,800
81	COOLER	B	420	46.00	1986	GD	66	V	1.50	19,100
82	FREEZER	B	100	69.00	1986	GD	66	V	1.50	6,800
71	TANK-IG	L	12,000	1.55	1999	AV	55	E	1.75	17,900
66	CANOPY	L	2,100	40.25	1999	AV	55	V	1.50	69,700
70	PUMP-DBL	L	8	3680.00	1999	AV	55	E	1.75	28,300
71	TANK-IG	L	15,000	1.55	1999	AV	55	E	1.75	22,400
80	TOTAL IZR	B	1	1380.00	1986	AV	68	F	1.75	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	1,089		5.21	5,679	
FFL	1ST FLOOR	10,850	10,850		105.17	1,141,067	
STG	STORAGE	0	60		42.07	2,524	
Ttl Gross Liv / Lease Area		10,850	11,999	10,928		1,149,270	



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