

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION													
EAST LONGMEADOW REDEVELOPE C/O MODELLS SPORTING GOODS 498 SEVENTH AVE 20TH FLR NEW YORK NY 10018						1 TYPCL						Description IND LAND		Code 400		Appraised 1,367,500				Assessed 1,367,500											
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_378147_2845537				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
Total												1,367,500		1,367,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
EAST LONGMEADOW REDEVELOPERS LLC M + A LONGMEADOW LLC MODAK LLC MODAK LLC, T 330 CHESTNUT ST ASSOCIATES,				22846		575		09-11-2019		U		I		1		1B		Year		Code		Assessed		Year		Code		Assessed			
				20607		0516		02-26-2015		U		I		900,000		1		2019		400		1,350,000		2018		400		1,350,000			
				14586		0394		10-13-2004		U		I		1		1B															
				13680		0576		10-15-2003		U		I		100,000		1L															
				06957		0514		09-07-1988		U		I		9,000,000				Total		1350000		Total		1350000		Total		1350000			
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) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 1,367,500 Special Land Value 0 Total Appraised Parcel Value 1,367,500 Valuation Method C Total Appraised Parcel Value 1,367,500															
Nbhd				Nbhd Name				B				Tracing														Batch					
0001												400														GG					
NOTES																															
FY 13 ADDED ADDITIONAL DEP DUE VACANT AGAIN. 4/10 80,000 SF LEASED TO BLU HOMES HALMAR BANKRUPT OFFICE N/V HEATING OBSOLETEROOF ON HIGH BAY LEAKS INADAQ. SPRINK HIGH BAY FUNC=ABV,ECO=SIZE+LEASE OIL SPILLAGE IN																GROUND, BSMT IS WET-USED FOR STG ONLY IN NON-WET AREAS,															
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			
26		02-01-1989		MN		Manual Note		100,000								RENOVATE		05-31-2019		400						16		FIELDREV CHG			
57		01-01-1985		MN		Manual Note										REMODEL		02-05-2017		317						16		FIELDREV CHG			
																03-18-2015		250						24		ABATEMENT VI					
																03-17-2015		105						15		PERMIT VISIT					
																04-04-2014		317						16		FIELDREV CHG					
																04-26-2010		400						14		INSPECTED					
																12-01-2008		250						P9		VISIT/REVIEW					
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	400	FACTORY		IND	SITE	871,200	SF	2.55	0.70000	B	0.40	GG	1.000	CNTM - Oil spillage on propert				0	0.71	618,600											
1	400	FACTORY		IND	EXCESS	20.350	AC	40,000.00	0.80000	0	1.00	GG	1.000					0	0.00	748,900											
Total Card Land Units						40.350	AC	Parcel Total Land Area: 40.3500				Total Land Value						1,367,500													

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style:	43	WAREHOUSE							
Model	96	INDUSTRIAL							
Grade	D+	FAIR (+)							
Stories	1.00	1 STORY							
Occupancy	1.00								
Exterior Wall 1	7	BRICK							
Exterior Wall 2	18	CORREG STL							
Roof Structure	4	FLAT							
Roof Cover	4	TAR+GRAVEL							
Interior Wall 1	5	MINIMUM							
Interior Wall 2									
Interior Floor 1	12	CONCRETE							
Interior Floor 2									
Heating Fuel	2	GAS							
Heating Type	1	FORCED H/A							
AC Percent	0								
FBM Sqft									
Bldg Use	400	FACTORY							
Total Rooms	0								
Bedrooms	0								
Full Baths	0								
Half Baths	5								
Extra Fixtures	30								
#Heat Sys	1								
Frame	2	STEEL							
Bath Style	A	AVERAGE							
Foundation	6	SLAB							
Partitions	T	TYPICAL							
Wall Height	32.00								
FBM Quality									
Kitchens	0								

MIXED USE		
Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION		
RCN		12,721,603
Year Built		1942
Effective Year Built		1928
Depreciation Code		DL
Remodel Rating		
Year Remodeled		
Depreciation %		70
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		RV
Condition %		0
Percent Good		0
Cns Sect Rcnd		0
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
88	FENCE-6	L	1,048	9.78	1960	AV	60	A	1.00	0
85	PAVING	L	621,00	1.61	1960	PR	30	D	0.60	0
15	SHOP	L	640	32.78	1972	PR	30	P	0.75	0
72	TANK-AG	L	93,000	1.61	1971	PR	30	P	0.75	0
91	LOAD LEV	B	14	3680.00	1928	AV	0	A	1.00	0
78	LITE-DBL	L	8	920.00	1970	AV	60	A	1.00	0
29	CRANE GR	B	660	23.00	1928	AV	0	A	1.00	0
15	SHOP	L	270	32.78	1970	PR	30	P	0.75	0
02	SHED/FR	L	100	7.48	1980	PR	30	P	0.75	0
SPR	SPRINKLER	L	1	1.00		DL	10	D	0.60	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	26,460		5.24	138,570	
FFL	1ST FLOOR	454,088	454,088		26.18	11,890,203	
SFL	2ND FLOOR	26,460	26,460		26.18	692,850	
Ttl Gross Liv / Lease Area		480,548	507,008	485,840		12,721,623	

