

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION					
MOBEEN SYED 171 PLEASANT ST EAST LONGME MA 01028						1	TYPCL					Description		Code	Appraised		Assessed						
												COMMERC.	325	290,400		290,400							
												COMM LAND	325	149,600		149,600							
SUPPLEMENTAL DATA												COMMERC.	325	11,000		11,000							
Alt Prcl ID						Received																	
SP Permit						NIA																	
Chapter La						Field 8																	
OC Dates						Field 9																	
In+Ex FY						Field 10																	
Mailed																							
GIS ID F_374071_2856161						Assoc Pid#																	
												Total		451,000		451,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MOBEEN SYED D B COMPANIES INC, DAIRY MART INC #808				14601	0143	11-01-2004		U	I	403,608		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				09904	0584	06-23-1997		U	I	157,063		1B	2019	325	282,900	2018	325	287,100	2017	325	276,100		
				04251	0190	04-08-1976		U	I	0				325	145,300		325	145,300		325	137,800		
														325	11,000		325	11,000		325	11,000		
												Total		439200		Total		443400		Total		424900	
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) 279,600 Appraised Xf (B) Value (Bldg) 10,800 Appraised Ob (B) Value (Bldg) 11,000 Appraised Land Value (Bldg) 149,600 Special Land Value 0 Total Appraised Parcel Value 451,000 Valuation Method C Total Appraised Parcel Value 451,000											
Nbhd		Nbhd Name			B			Tracing			Batch												
0001								325			BG												
NOTES												C-MART, VILLA NAPOLETANA RESTAURANT AREA 40X75 (10/29/2012 FIRE, CONTAINED TO STORAGE UNIT OUTSIDE OF VILLA NAPOLETANA). REPAIRED 2013											
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						
201903062	10-16-2019	6	SIGN	240		0		2 TEMPORARY SIGNS 16 SQ				05-10-2013	105			15	PERMIT VISIT						
201203387	11-01-2012	42	REPAIRS	40,000				FIRE DAMAGE REPAIRED				11-10-2005	311			15	PERMIT VISIT						
114	05-05-2005	6	SIGN	400				4` X 16` WALL ON WALL				11-10-2005	311			15	PERMIT VISIT						
113	05-05-2005	6	SIGN	400				8` WALL ON BUILDING				11-10-2005	311			15	PERMIT VISIT						
112	05-05-2005	6	SIGN	400				8` X 4` POLE REPLACED EXI				04-27-2004	303			3	MEAS+INSPCTD						
8	01-15-2003	4	ADDITION	30,000				OC 3/28/2003				01-15-1999	105			15	PERMIT VISIT						
125	06-15-1998	6	SIGN	200				98 BP NVC				02-10-1997	105			15	PERMIT VISIT						
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	17,059	SF	5.13	1.71000	E	1.00	BG	1.000				0	8.77	149,600					
Total Card Land Units					0.392	AC	Parcel Total Land Area: 0.3916					Total Land Value					149,600						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	B-	GOOD (-)			
Stories	1.00	1 STORY			
Occupancy	3.00				
Exterior Wall 1	8	BRICK VENR			
Exterior Wall 2	21	CONC BLOCK			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	8	PLYWD PANL			
Interior Wall 2	1	DRYWALL			
Interior Floor 1	4	CARPET			
Interior Floor 2	6	CERAMIC TL			
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	6				
Extra Fixtures	2				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION		
RCN		411,164
Year Built		1976
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		279,600
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	10,222	1.61	1976	AV	55	A	1.00	9,100
81	COOLER	B	144	46.00	1986	GD	68	G	1.25	5,600
78	LITE-DBL	L	1	920.00	1976	AV	55	A	1.00	500
84	SIGN-ILU	L	50	40.25	1996	GD	70	A	1.00	1,400
81	COOLER	B	80	46.00	1986	GD	68	G	1.25	3,100
82	FREEZER	B	36	69.00	1986	GD	68	G	1.25	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	760		4.16	3,165	
FFL	1ST FLOOR	4,800	4,800		83.28	399,755	
STG	STORAGE	0	248		33.25	8,245	
Ttl Gross Liv / Lease Area		4,800	5,808	4,937		411,165	

