Property Location 45 DEER PARK DR | Map ID 21/ 10/ 3A/ / | Bldg Name | State Use 400
Vision ID 1197 | Account # 1229 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-03-2020 11:31:39

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
GB REAL ESTATE LLC		1 TYPCL		
45 DEER PARK DR				
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter La		Field 8	
OC Dates		Field 9	
In+Ex FY		Field 10	
Mailed			
GIS ID	F_379268_2840705	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
INDUSTR.	400	186,500	186,500
IND LAND	400	124,000	124,000
INDUSTR.	400	29,900	29,900
Total		340,400	340,400

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GB REAL ESTATE LLC	20091	0394	11-07-2013	Q	I	375,000	00
LEGARY RAYMOND C	20091	0390	11-07-2013	U	I	1	1F
LEGARY RAYMOND C	17613	0223	01-21-2009	U	I	1	1B
PRIVATEER LLC,	11336	0068	09-14-2000	U	I	245,000	
CHAPDELAINE REALTY INC,	11336	0061	09-14-2000	U	I	1	1F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	400	186,500	2019	400	180,700	2018	400	182,900
	400	124,000		400	122,000		400	122,000
	400	29,900		400	29,900		400	29,900
	Total	340400		Total	332600		Total	334800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			400	GA

NOTES

HASTIE FENCE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	186,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	29,900
Appraised Land Value (Bldg)	124,000
Special Land Value	0
Total Appraised Parcel Value	340,400
Valuation Method	C
Total Appraised Parcel Value	340,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201302025	06-17-2013	6	SIGN	1,000	05-30-2014	100	05-30-2014	HASTIE FENCE
46	03-21-2001	6	SIGN	800				
62	01-01-1984	MN	Manual Note	800				DEMO SHED
161	01-01-1984	MN	Manual Note					REMODEL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
02-05-2017	317			16	FIELDREV CHG
05-30-2014	317			15	PERMIT VISIT
05-19-2004	303			3	MEAS+INSPCTD
03-15-2002	105			15	PERMIT VISIT
07-06-1992	107			3	MEAS+INSPCTD
06-16-1981	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.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	400	FACTORY	IND	SITE	40,000	SF	3.19	0.56000	A	1.00	GA	1.000			0	1.79	71,600
1	400	FACTORY	IND	EXCESS	1.310	AC	40,000	1.00000	0	1.00	GA	1.000			0	40,000	52,400
				Total Card Land Units	2.228	AC	Parcel Total Land Area:			2.2283						Total Land Value	124,000

Property Location 45 DEER PARK DR | Map ID 21/ 10/ 3A/ / | Bldg Name | State Use 400
Vision ID 1197 | Account # 1229 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-03-2020 11:31:39

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	34	INDUSTRIAL
Model	96	INDUSTRIAL
Grade	B+	GOOD (+)
Stories	1.00	1 STORY
Occupancy	1.00	
Exterior Wall 1	21	CONC BLOCK
Exterior Wall 2		
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	4	CARPET
Heating Fuel	2	GAS
Heating Type	1	FORCED H/A
AC Percent	20	
FBM Sqft		
Bldg Use	400	FACTORY
Total Rooms	0	
Bedrooms	0	
Full Baths	0	
Half Baths	2	
Extra Fixtures	1	
#Heat Sys	1	
Frame	1	WOOD
Bath Style	A	AVERAGE
Foundation	6	SLAB
Partitions	T	TYPICAL
Wall Height	12.00	
FBM Quality		
Kitchens	0	

CONSTRUCTION DETAIL (CONTINUED)

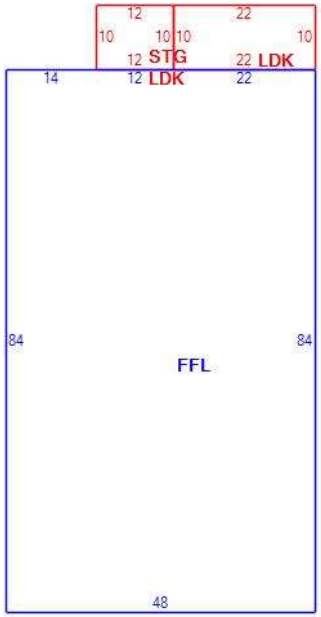
Element	Cd	Description

MIXED USE

Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION

RCN	227,464
Year Built	1966
Effective Year Built	2000
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnld	186,500
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	22,000	1.61	1980	FR	50	F	0.90	15,900
88	FENCE-6	L	1,800	9.78	2013	GD	70	A	1.00	12,300
83	SIGN	L	42	28.75	2013	GD	70	F	0.90	800
01	SHED/MTL	L	160	5.18	2013	GD	70	V	1.50	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	4,032	4,032		55.29	222,930
LDK	LOADING DK	0	340		5.53	1,880
STG	STORAGE	0	120		22.12	2,654
	Ttl Gross Liv / Lease Area	4,032	4,492	4,114		227,464