

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
642 NORTH MAIN STREET CORP 642 - 644 NORTH MAIN ST EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	326	249,300		249,300										
												COMM LAND	326	225,000		225,000										
SUPPLEMENTAL DATA												COMMERC.		326	16,400		16,400									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_374398_2855883						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
												Total		490,700		490,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
642 NORTH MAIN STREET CORP TORCIA SANTANIELLO KING LLC DEPERGOLA PASQUALE, LATOUR ANDREA J BURACK				22165 0103		05-09-2018		Q	I	500,000		00	Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				12443 0361		07-16-2002		U	I	375,000					2020		326	242,800	2019		326	319,900	2018		326	319,900
				07450 0513		05-10-1990		U	I	1		1A					326	225,000			326	218,800			326	218,800
				06756 0011		02-12-1988		U	I	1		1F					326	16,400			326	16,400			326	16,400
				06659 0078		10-21-1987		U	I	1		1A														
												Total		484200		Total		555100		Total		555100				
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) 239,000 Appraised Xf (B) Value (Bldg) 10,300 Appraised Ob (B) Value (Bldg) 16,400 Appraised Land Value (Bldg) 225,000 Special Land Value 0 Total Appraised Parcel Value 490,700 Valuation Method C Total Appraised Parcel Value 490,700														
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								326			BG															
NOTES																										
BMT MINIMAL FIN OPEN BP201903408=RECK 6/2021 OR UPON OC 75%= 6/30/2020																										
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			
201903408		12-17-2019		14	MIN ALT		6,220		06-30-2020		75			REPAIR BAR TOP, SHEETRO			06-30-2020		334			15	PERMIT VISIT			
201902190		06-13-2019		6	SIGN		1,000		06-01-2020		100	06-01-2020		RED STONE TAVERN			06-01-2020		400			15	PERMIT VISIT			
201900750		03-13-2019		7	REMODEL		128,000		06-01-2020		100	02-25-2020		BAR AREA, 2 BATHS, STAIRS			10-24-2019		400			14	INSPECTED			
38		04-01-1982		MN	Manual Note									REMOD			05-29-2019		334			15	PERMIT VISIT			
																	05-06-2004		303			3	MEAS+INSPCTD			
																	06-30-1992		107			3	MEAS+INSPCTD			
																	04-01-1982		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	326	RST/BAR		BUS	SITE	41,520 SF		3.17		1.71000	E	1.00	BG	1.000						0		5.42		225,000		
Total Card Land Units						0.953 AC		Parcel Total Land Area: 0.9532								Total Land Value						225,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	8	BRICK VENR			
Exterior Wall 2					
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	6	CERAMIC TL			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft	4912				
Bldg Use	326	RST/BAR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	3				
Extra Fixtures	7				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality	1.00				
Kitchens	1				

MIXED USE		
Code	Description	Percentage
326	RST/BAR	100
		0
		0

COST / MARKET VALUATION		
RCN		434,512
Year Built		1938
Effective Year Built		1983
Depreciation Code		AV
Remodel Rating		03
Year Remodeled		2019
Depreciation %		35
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		NC
Condition %		55
Percent Good		55
Cns Sect Rcndld		239,000
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	15,000	1.61	1980	AV	55	A	1.00	13,300
83	SIGN	L	92	28.75	1982	AV	55	A	1.00	1,500
77	LITE-SIN	L	2	690.00	1980	AV	55	A	1.00	800
02	SHED/FR	L	96	7.48	1995	AV	55	A	1.00	400
88	FENCE-6	L	72	9.78	1950	AV	55	A	1.00	400
81	COOLER	B	160	46.00	1983	AV	55	A	1.00	4,000
82	FREEZER	B	80	69.00	1983	AV	55	A	1.00	3,000
81	COOLER	B	60	46.00	1983	AV	55	A	1.00	1,500
81	COOLER	B	72	46.00	1983	AV	55	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	4,912		14.68	72,101	
CNP	CANOPY	0	336		3.71	1,248	
EFP	ENCL PORCH	0	24		21.41	514	
FFL	1ST FLOOR	4,912	4,912		73.42	360,649	
Ttl Gross Liv / Lease Area		4,912	10,184	5,918		434,512	

