

Property Location 61 NORTH MAIN ST
 Vision ID 1762 Account # 1798

Map ID 26/ 147/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 2

State Use 341
 Print Date 11-03-2020 12:55:31

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION										
LLP NORTH MAIN LLC 61R NORTH MAIN ST STE 1 EAST LONGMEADOW MA 01028					1	TYPCL					Description	Code	Appraised	Assessed												
										COMMERC.	340	641,400	641,400													
										COMMERC.	341	564,700	564,700													
SUPPLEMENTAL DATA										COMM LAND	341	230,400	230,400													
Alt Prcl ID SP Permit Chapter La OC Dates 12/30/2015 REAR/TEMPOR In+Ex FY Mailed GIS ID F_380991_2851258										Received NIA Field 8 Field 9 Field 10		COMMERC.	341	23,100	23,100											
										Assoc Pid#		Total		1,459,600	1,459,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
LLP NORTH MAIN LLC STEPHENS BARRY M GRAMSE ERNA L TRUSTEE,OF THE EDWA GRAMSE EDWARD J,				20667		0263		04-17-2015		U		I		250,000		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				13644		0433		10-02-2003		U		I		185,000		1		2020	340	641,400	2019	340	630,300	2018	340	630,300
				12946		0261		02-13-2003		U		I		1		341	564,700		341	551,200	341	551,200				
				03130		0354		08-03-1965		U		I		0		341	230,400		341	224,800	341	224,800				
																341	23,100		341	23,100						
				Total		0.00								Total		1459600	Total	1429400	Total	1429400						
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,154,600 Appraised Xf (B) Value (Bldg) 51,500 Appraised Ob (B) Value (Bldg) 23,100 Appraised Land Value (Bldg) 230,400 Special Land Value 0 Total Appraised Parcel Value 1,459,600 Valuation Method C Total Appraised Parcel Value 1,459,600												
Total		0.00																								
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						390		BG																		
NOTES																										
FARMINGTON BANK & RE LAPLANTE																										
BC CONFIRMS BP202002172 COMP 8/18/20																										
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		
202002172		07-30-2020		9	ALTERATION		15,800				0				ADD ONE OFFICE WALL, AD		03-21-2017		317		01		15	PERMIT VISIT		
202002005		06-30-2020		6	SIGN		11,950				0				22 SQ FT & 27 SQ FT. BOTH		05-06-2016		317				15	PERMIT VISIT		
201502554		10-23-2015		6	SIGN		4,000		11-20-2015		100		11-20-2015		FARMINGTON BANK X'S THR		11-20-2015		317				25	OC VISIT		
201501919		06-12-2015		60	COMM BLDG		339,000		03-21-2017		100		03-21-2017		OC 1/5/2016 2000 SF FAR		06-19-2015		317				15	PERMIT VISIT		
201501583		05-11-2015		60	COMM BLDG		484,000		06-19-2015		100		03-21-2017		OC 12/30/2015 (Temporary)		06-05-2015		317				15	PERMIT VISIT		
334		12-29-2003		5	DEMOLITION		5,000								HOUSE		02-02-2004		296				15	PERMIT VISIT		
																	06-01-1992		131				1	LEFT NOTICE		
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	341	BANK		CO	SITE	40,000		SF		3.19	1.71000	E	1.00	BG	1.000					0	4.91	196,400				
1	341	BANK		CO	EXCESS	0.680		AC		50,000	1.00000	0	1.00	BG	1.000					0	50,000	34,000				
Total Card Land Units						1.598	AC	Parcel Total Land Area: 1.5983						Total Land Value						230,400						

An aerial map showing three adjacent lots. Lot CNP (left) is 22 feet wide and 23 feet deep. Lot FFL (center) is 36 feet wide and 26 feet deep. Lot OFP (right) is 6 feet wide and 3 feet deep. A smaller lot EFP (bottom right) is 8 feet wide and 8 feet deep. Dimensions are shown in feet.

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	71	OFFICE			
Model	94	COMMERCIAL			
Grade	B+	GOOD (+)			
Stories	1.50	1 1/2 STORIES			
Occupancy	3.00		MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			340	OFFICE	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2	4	SOLID WOOD	RCN		647,866
Interior Floor 1	3	HARDWOOD	Year Built		2015
Interior Floor 2	4	CARPET	Effective Year Built		2017
Heating Fuel	2	GAS	Depreciation Code		GD
Heating Type	1	FORCED H/A	Remodel Rating		
AC Percent	3924		Year Remodeled		
FBM Sqft			Depreciation %		1
Bldg Use	340	OFFICE	Functional Obsol		
Total Rooms			External Obsol		
Bedrooms			Trend Factor		1
Full Baths	2		Condition		
Half Baths	2		Condition %		
Extra Fixtures	2		Percent Good		99
#Heat Sys	1		Cns Sect Rcnd		641,400
Frame	1	WOOD	Dep % Ovr		
Bath Style	G	GOOD	Dep Ovr Comment		
Foundation	6	SLAB	Misc Imp Ovr		
Partitions	T	TYPICAL	Misc Imp Ovr Comment		
Wall Height	9.00		Cost to Cure Ovr		
FBM Quality			Cost to Cure Ovr Comment		
Kitchens					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	391	1,562		37.58	58,706
FFL	1ST FLOOR	3,924	3,924		150.14	589,160
	Ttl Gross Liv / Lease Area	4,315	5,486	4,315		647,866

