

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION					
KCK HOLDING LLC 15 BALDWIN ST EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed								
												COMMERC.	325	211,600		211,600									
												COMM LAND	325	59,800		59,800									
SUPPLEMENTAL DATA												COMMERC.		325	7,700		7,700								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379987_2849983						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		279,100		279,100									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
KCK HOLDING LLC COTE SYLVIO A + JUDITH, VEDOVELLI VEDOVELLI				16066 0496		07-20-2006		U	I	350,000		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				07203 0483		06-27-1989		U	I	1		1A	2020	325	211,600	2019	325	206,300	2018	325	206,300				
				06455 0134		04-17-1987		U	I	1		1A		325	59,800		325	58,100		325	58,100				
				04425 0142		05-23-1977		U	I	0				325	7,700		325	7,700		325	7,700				
												Total		279100		Total		272100		Total		272100			
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) 211,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,700 Appraised Land Value (Bldg) 59,800 Special Land Value 0 Total Appraised Parcel Value 279,100 Valuation Method C Total Appraised Parcel Value 279,100													
Nbhd		Nbhd Name			B		Tracing			Batch															
0001							400			IA															
NOTES																									
THE DOG SHOP-DOGGIE DAY CARE-PET SALON																									
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			
224		09-24-1998		9	ALTERATION		10,300							DOG GROOMING BUSINESS		02-05-2017		317			16	FIELDREV CHG			
139		07-01-1991		MN	Manual Note		12,000							ALTERATION		05-24-2004		303			2	MEASURED			
																05-24-1999		105			15	PERMIT VISIT			
																07-17-1992		107			3	MEAS+INSPECTD			
																04-10-1981		500			3	MEAS+INSPECTD			
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	325	STORE		IND	SITE	15,820 SF		5.4	0.70000	B	1.00	IA	1.000							0		3.78		59,800	
Total Card Land Units						0.363	AC	Parcel Total Land Area: 0.3632						Total Land Value										59,800	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	C-	AVG. (-)									
Stories	1.00	1 STORY									
Occupancy	1.00					MIXED USE					
Exterior Wall 1	8	BRICK VENR				Code	Description			Percentage	
Exterior Wall 2	21	CONC BLOCK				325	STORE			100	
Roof Structure	4	FLAT								0	
Roof Cover	4	TAR+GRAVEL								0	
Interior Wall 1	5	MINIMUM				COST / MARKET VALUATION					
Interior Wall 2	1	DRYWALL				RCN		346,898			
Interior Floor 1	12	CONCRETE				Year Built		1960			
Interior Floor 2	4	CARPET				Effective Year Built		1979			
Heating Fuel	2	GAS				Depreciation Code		FA			
Heating Type	1	FORCED H/A				Remodel Rating					
AC Percent	100					Year Remodeled					
FBM Sqft						Depreciation %		39			
Bldg Use	325	STORE				Functional Obsol					
Total Rooms	0					External Obsol					
Bedrooms	0					Trend Factor		1			
Full Baths	0					Condition					
Half Baths	2					Condition %					
Extra Fixtures	0					Percent Good		61			
#Heat Sys	1					Cns Sect Rcnd		211,600			
Frame	2	STEEL				Dep % Ovr					
Bath Style	A	AVERAGE				Dep Ovr Comment					
Foundation	6	SLAB				Misc Imp Ovr					
Partitions	T	TYPICAL				Misc Imp Ovr Comment					
Wall Height	12.00					Cost to Cure Ovr					
FBM Quality						Cost to Cure Ovr Comment					
Kitchens	0										
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	7,992	1.61	1960	AV	55	A	1.00	7,100	
87	FENCE-4	L	64	6.90	1990	AV	55	A	1.00	200	
88	FENCE-6	L	72	9.78	1980	AV	55	A	1.00	400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				4,968	4,968		69.83	346,898		
Ttl Gross Liv / Lease Area					4,968	4,968	4,968		346,898		

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FFL

138

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