Property Location 64 MAPLE ST | Map ID 27/ 9/ 0/ / | Bldg Name | State Use 326
Vision ID 2067 | Account # 2104 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-03-2020 1:40:43 P

CURRENT OWNER

GRAHAM STEVEN L TR

7 MOSHER ST

WEST SPRINGFIELD MA 01089

TOPO	UTILITIES	STRT / ROAD	LOCATION
	1 TYPCL		

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_380166_2849365	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	326	25,000	25,000
COMM LAND	326	500,100	500,100
	Total	525,100	525,100

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GRAHAM STEVEN L TR	23042	478	01-13-2020	Q	V	1,100,000	00
COYOTE REALTY LLC	23042	291	01-13-2020	U	V	0	1B
7 ROADS STATION INC	15265	0281	08-15-2005	U	I	700,000	1
RINTOUL JAMES A,	09789	0286	03-07-1997	U	I	1	1A
RINTOUL M ISABELLE HEIRS	04876	0027	12-06-1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	390	500,100	2019	390	488,900	2018	390	488,900
	390	8,000		390	8,000		390	8,000
	Total	508100		Total	496900		Total	496900

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			390	BG

NOTES

FY 13 COMBINED ALL SIX LOTS NKA 64

MAPLE ST. ALL OTHER PARCELS

ORIGINAL DEPOT BUILDING ON PRIOR

CLOSED.

CARDS DATES BACK TO 1931

OPEN BP202000912=RECK 06/2021 OR UPON OC

25%

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	25,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	500,100
Special Land Value	0
Total Appraised Parcel Value	525,100
Valuation Method	C
Total Appraised Parcel Value	525,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202000912	03-10-2020	8	RENOVATION	100,000	07-01-2020	25		CONVERTED INTO A ICE CR
254	10-26-2009	8	RENOVATION	25,000				FLOOR AND JOISTS
136	06-30-2009	15	TENT	0				TEMPORARY
191	06-14-2005	5	DEMOLITION	20,000				COMM. FEED
186	07-01-1993	MN	Manual Note	2,000				REP. ROOF
203	08-01-1992	MN	Manual Note	3,500				PLATFORM

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
07-01-2020	334			15	PERMIT VISIT
12-03-2010	317			15	PERMIT VISIT
01-19-2010	316			15	PERMIT VISIT
01-19-2010	316			15	PERMIT VISIT
01-06-2006	311			2	MEASURED
01-06-2006	311			15	PERMIT VISIT
05-24-2004	303			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	MUL	SITE	27,000	SF	3.89	1.56000	D	1.00	BA	1.000	BUS ZONE FRONT/IND ZON		0	9.11	246,000
1	326	RST/BAR	MUL	SITE	40,000	SF	3.19	0.70000	B	1.00	BA	1.000			0	3.35	134,000
1	326	RST/BAR	MUL	EXCESS	1.540	AC	52,000	1.00000	0	1.00	BA	1.000			0	78,000	120,100
				Total Card Land Units	3.078	AC	Parcel Total Land Area:		3.0781							Total Land Value	500,100

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CONSTRUCTION DETAIL

Element	Cd	Description
Style:	74	RESTAURANT
Model	94	COMMERCIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Occupancy	1.00	
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heating Fuel	3	ELECTRIC
Heating Type	10	NOT DUCTED
AC Percent	100	
FBM Sqft		
Bldg Use	326	RST/BAR
Total Rooms	2	
Bedrooms	0	
Full Baths	0	
Half Baths	1	
Extra Fixtures		
#Heat Sys	1	
Frame	1	WOOD
Bath Style	A	AVERAGE
Foundation	1	CONCRETE
Partitions	T	TYPICAL
Wall Height		
FBM Quality		
Kitchens		

CONSTRUCTION DETAIL (CONTINUED)

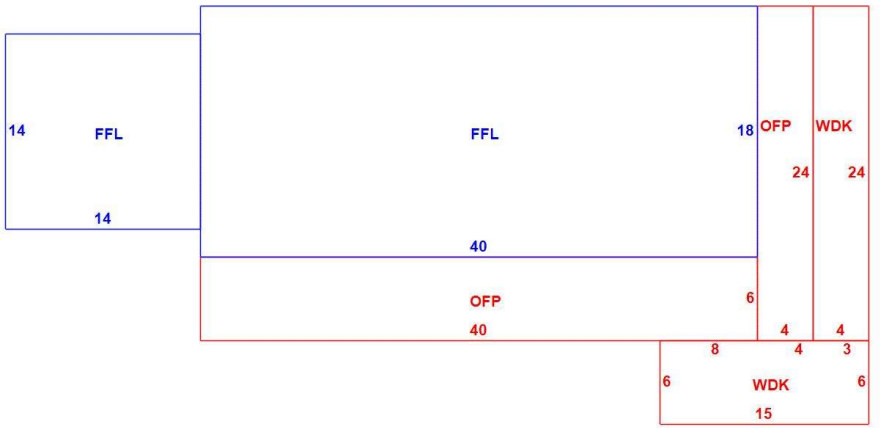
Element	Cd	Description

MIXED USE

Code	Description	Percentage
326	RST/BAR	100
		0
		0

COST / MARKET VALUATION

RCN	99,938
Year Built	1931
Effective Year Built	2003
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2020
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	NC
Condition %	25
Percent Good	25
Cns Sect Rcnld	25,000
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	916	916		102.40	93,794
OFP	OPEN PORCH	0	336		10.36	3,481
WDK	WOOD DECK	0	186		14.31	2,662
	Ttl Gross Liv / Lease Area	916	1,438	976		99,937