

State Use 340
Print Date 11-03-2020 2:03:40 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION							
T + K REALTY LLC 105 HILLSIDE DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed										
												COMMERC.		340	982,900		982,900										
												COMM LAND		340	86,400		86,400										
				SUPPLEMENTAL DATA								COMMERC.		340	4,700		4,700										
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380768_2848088				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
												Total		1,074,000		1,074,000											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
T + K REALTY LLC VERATTI THOMAS E +, CELLA				11919 0131		10-16-2001		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				06278 0501		11-03-1986		U	V	70,000		2020	340	982,900	2019	340	959,200	2018	340	959,200							
				04117 0023		04-09-1975		U	I	0			340	86,400		340	84,000		340	84,000							
													340	4,700		340	4,700		340	4,700							
				Total								Total		1074000		Total		1047900		Total		1047900					
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													
Nbhd		Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)								868,900								
0001							340		BA		Appraised Xf (B) Value (Bldg)								114,000								
INC LOTS 122 THRU 125 CONTEST LAB ON 2ND FL HAS MANY SINKS TENANTS: CON-TEST & ATC ASSOC`S												Appraised Ob (B) Value (Bldg)								4,700							
												Appraised Land Value (Bldg)								86,400							
												Special Land Value								0							
												Total Appraised Parcel Value								1,074,000							
												Valuation Method								C							
												Total Appraised Parcel Value								1,074,000							
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						
158		06-01-1989		MN	Manual Note		270,000						ADDN		05-26-2004 06-06-1990		303 107			3 15	MEAS+INSPCTD PERMIT VISIT						
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	340	OFFICE		CO	SITE	12,022 SF		6.54	1.10000	C	1.00	CA	1.000							0		7.19		86,400			
Total Card Land Units						0.276 AC		Parcel Total Land Area: 0.2760						Total Land Value												86,400	

Property Location 39 SPRUCE ST
 Vision ID 2223 Account # 2262

Map ID 28A/ 56/ 122/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	B-	GOOD (-)									
Stories	2.00	2 STORY									
Occupancy	2.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2											
Roof Structure	4	FLAT									
Roof Cover	11	MEMBRANE									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	4	CARPET									
Interior Floor 2	14	ASPHL TILE									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	340	OFFICE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	7										
Extra Fixtures	26										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
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	4,000	1.61	1987	AV	55	A	1.00	3,500
83	SIGN	L	10	28.75	1990	FR	40	A	1.00	100
02	SHED/FR	L	240	7.48	1990	AV	55	A	1.00	1,000
88	FENCE-6	L	22	9.78	1990	AV	55	A	1.00	100
61	ELEV-COMME	B	2	75000.00	1994	AV	76		0.00	114,000
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	7,786	7,786		73.42	571,640	
SFL	2ND FLOOR	7,786	7,786		73.42	571,640	
Ttl Gross Liv / Lease Area		15,572	15,572	15,572		1,143,280	

