

State Use 332
Print Date 11-03-2020 10:03:50

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION					
L & D REALTY INC P.O. BOX 351 EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed								
												COMMERC.	332	150,800		150,800									
												COMM LAND	332	143,900		143,900									
SUPPLEMENTAL DATA												COMMERC.		332	3,900		3,900								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379783_2852064								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		298,600		298,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
L & D REALTY INC WEHR FAMILY REALTY TRUST THE, WEHR JAMES A, VEDOVELLI				11468 0150		01-05-2001		U		I		65,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				8385 0094		04-12-1993		U		V		1		2020	332	150,800	2019	332	147,200	2018	332	147,200			
				06416 0150		03-13-1987		U		V		40,000			332	143,900		332	141,900		332	141,900			
				04477 0168		09-01-1977		U		I		0			332	3,900		332	3,900		332	3,900			
Total												298600		Total		293000		Total		293000					
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) 141,900 Appraised Xf (B) Value (Bldg) 8,900 Appraised Ob (B) Value (Bldg) 3,900 Appraised Land Value (Bldg) 143,900 Special Land Value 0 Total Appraised Parcel Value 298,600 Valuation Method C Total Appraised Parcel Value 298,600													
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						332		IA																	
NOTES																									
CHECK 1/98 FOR SALE 1-96 NC 1/97 NO CHANGE SINCE 1/97, TENANTS: RE LAPLANTE CONSTRUCTION INC, & DONOVAN OIL CO., THE GAR HOUSES OIL TRUCKS AND CONSTRUCTION MATERIALS																									
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				
123		05-31-2001		60	COMM BLDG		75,000				0			WAREHOUSE		02-05-2017	317			16	FIELDREV CHG				
59		03-01-1990		MN	Manual Note		175,000							SHOP		05-14-2004	303			3	MEAS+INSPCTD				
32		02-01-1988		MN	Manual Note		85,000							SHOP		03-15-2002	105			2	MEASURED				
																01-14-1998	181			15	PERMIT VISIT				
																12-18-1996	200			15	PERMIT VISIT				
																12-15-1995	107			15	PERMIT VISIT				
																01-15-1995	107			15	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	332	AUTOREP		RC	SITE	40,000	SF	3.19	0.70000	B	0.80	IA	1.000	TOP2				0		1.79					
1	332	AUTOREP		RC	EXCESS	2.410	AC	40,000	1.00000	0	0.75	IA	1.000	TOP3				0		30,000					
Total Card Land Units						3.328	AC	Parcel Total Land Area: 3.3283						Total Land Value						143,900					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:	30		GARAGE							
Model	94		COMMERCIAL							
Grade	C+		AVG. (+)							
Stories	1.00		1 STORY							
Occupancy	2.00					MIXED USE				
Exterior Wall 1	18		CORREG STL			Code	Description		Percentage	
Exterior Wall 2						332	AUTOREP		100	
Roof Structure	1		GABLE							0
Roof Cover	9		METAL							0
Interior Wall 1	5		MINIMUM			COST / MARKET VALUATION				
Interior Wall 2						RCN		165,026		
Interior Floor 1	12		CONCRETE							
Interior Floor 2										
Heating Fuel	1		OIL			Year Built		2001		
Heating Type	1		FORCED H/A			Effective Year Built		2004		
AC Percent	0					Depreciation Code		AV		
FBM Sqft						Remodel Rating				
Bldg Use	332		AUTOREP			Year Remodeled				
Total Rooms	0					Depreciation %		14		
Bedrooms	0					Functional Obsol				
Full Baths	0					External Obsol				
Half Baths	2					Trend Factor		1		
Extra Fixtures	1					Condition				
#Heat Sys	1					Condition %				
Frame	2		STEEL			Percent Good		86		
Bath Style	A		AVERAGE			Cns Sect Rcnld		141,900		
Foundation	6		SLAB			Dep % Ovr				
Partitions	T		TYPICAL			Dep Ovr Comment				
Wall Height	14.00					Misc Imp Ovr				
FBM Quality						Misc Imp Ovr Comment				
Kitchens	0					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	3,500	1.61	2001	GD	70	A	1.00	3,900
65	MEZ-UNF	B	600	17.25	2004	AV	86	A	1.00	8,900
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR				3,750	3,750		44.01	165,026	
Ttl Gross Liv / Lease Area					3,750	3,750	3,750		165,026	