

Property Location 31 HARKNESS AV
Vision ID 63

Account # 64

Map ID 12/ 33/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 4

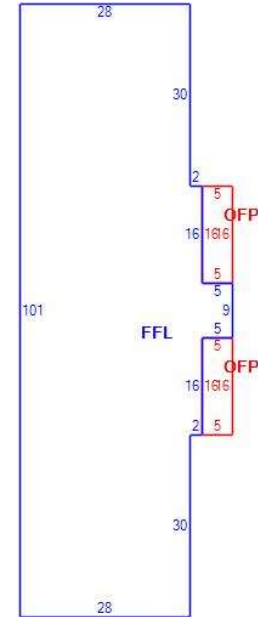
State Use 326
Print Date 11-03-2020 8:50:31 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION						
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed							
						COMMERC.	323	564,100	564,100							
						COMMERC.	323	900	900							
						COMMERC.	325	217,200	217,200							
						COMMERC.	326	223,800	223,800							
SUPPLEMENTAL DATA						COMMERC.	326	414,800	414,800							
Alt Prcl ID				Received		COMMERC.	326	58,800	58,800							
SP Permit				NIA		COMMERC.	326									
Chapter La				Field 8		COMM LAND	326									
OC Dates				Field 9		COMMERC.	326									
In+Ex FY				Field 10												
Mailed																
GIS ID F_377035_2856102				Assoc Pid#												
						Total		1,479,600	1,479,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COUNTRY DEVELOPMENT CORP	06565	0027	07-21-1987	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed			
PERELLA	06565	0025	07-21-1987	U	I	1	1A	2020	323	564,100	2019	323	550,300			
COUNTRY DEV	6275	0510	10-31-1986	U	I	0	1A		323	900		323	900			
PERELLA CAR	05312	0298	09-23-1982	U	I	45,000	1A		325	217,200		325	212,000			
									326	223,800		326	236,900			
								Total	1479600		Total	1442300				
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0001						326		BG								
NOTES																
TAO'S ASIAN CUISINE (LIGHTED ROOF SIGN IN PLACE, NOT ASSESSED.																
Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value																
												993,800				
												11,300				
												59,700				
												414,800				
												0				
												1,479,600				
												C				
												1,479,600				
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
201901720	04-30-2019	6	SIGN	79		0		BEER SHOPPE FLAGS	06-18-2018	333			15	PERMIT VISIT		
201601805	06-02-2016	7	REMODEL	4,000	04-27-2017	0		SPLIT UNIT INTO TWO (FOR	04-27-2017	317			15	PERMIT VISIT		
201502679	09-29-2015	12	REROOF	37,500	04-29-2016	100	04-29-2016		04-29-2016	317			15	PERMIT VISIT		
201203214	10-19-2012	6	SIGN	600				12`X4` WALL (THE BEER SH	05-17-2013	105			15	PERMIT VISIT		
204	07-13-2011	6	SIGN	4,000				10X8 ROOF SIGN (TAO`S)	02-15-2012	317			15	PERMIT VISIT		
126	05-17-2011	7	REMODEL	50,000				INTERIOR REBUILD OF EXIS	02-15-2012	317			15	PERMIT VISIT		
239	07-22-2010	6	SIGN	300				MAUREEN`S SWEET SHOPP	02-10-2012	317			15	PERMIT VISIT		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	326	RST/BAR	BUS	SITE	90,169 SF	2.95	1.56000	D	1.00	BA	1.000		0	4.6	414,800	
Total Card Land Units					2.070	AC	Parcel Total Land Area: 2.0700					Total Land Value				414,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	B-	GOOD (-)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	3	GAMBREL									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	4	CARPET									
Interior Floor 2	6	CERAMIC TL									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	326	RST/BAR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	4										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Kitchens	1										

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
77	LITE-SIN	L	4	690.00	1987	AV	55	A	1.00	1,500
78	LITE-DBL	L	4	920.00	1987	AV	55	A	1.00	2,000
83	SIGN	L	74	28.75	1987	AV	55	A	1.00	1,200
85	PAVING	L	57,000	1.61	1987	AV	55	A	1.00	50,500
81	COOLER	B	96	46.00	1997	GD	79	A	1.00	3,500
88	FENCE-6	L	672	9.78	1987	AV	55	A	1.00	3,600
82	FREEZER	B	96	69.00	1997	GD	79	A	1.00	5,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	2,955	2,955		91.66	270,857	
OPF	OPEN PORCH	0	160		9.17	1,467	
Ttl Gross Liv / Lease Area		2,955	3,115	2,971		272,324	

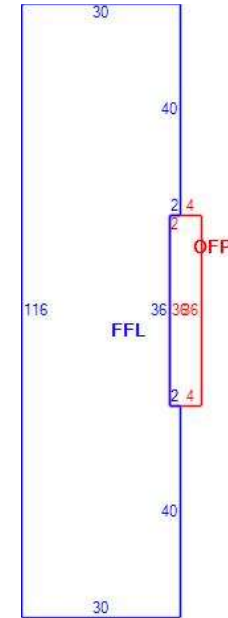


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION					
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed						
						COMMERC.	323	564,100	564,100						
						COMMERC.	323	900	900						
	SUPPLEMENTAL DATA					COMMERC.	325	217,200	217,200						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377035_2856102					Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	326	223,800	223,800						
						COMM LAND	326	414,800	414,800						
						COMMERC.	326	58,800	58,800						
						Total		1,479,600	1,479,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COUNTRY DEVELOPMENT CORP	06565	0027	07-21-1987	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed		
PERELLA	06565	0025	07-21-1987	U	I	1	1A	2020	323	564,100	2019	323	550,300		
COUNTRY DEV	6275	0510	10-31-1986	U	I	0	1A		323	900		323	900		
PERELLA CAR	05312	0298	09-23-1982	U	I	45,000	1A		325	217,200		325	212,000		
									326	223,800		326	218,100		
								Total		1479600	Total		1442300		
											Total		1461100		
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) 993,800 Appraised Xf (B) Value (Bldg) 11,300 Appraised Ob (B) Value (Bldg) 59,700 Appraised Land Value (Bldg) 414,800 Special Land Value 0 Total Appraised Parcel Value 1,479,600 Valuation Method C						
Total			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0001						326		BG							
NOTES															
NO SFL PEPPAS PIZZERIA/THE BEER SHOP															
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	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	323	SHOPCTR	BUS	SITE	0 SF	0	1.56000	D	1.00	BA	1.000		0	0	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 2.0700					Total Land Value			414,800

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	3.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	3	GAMBREL									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	14	ASPHL TILE									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	323	SHOPCTR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	6										
Extra Fixtures	2										
#Heat Sys	3										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Kitchens	1										

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
02	SHED/FR	L	180	7.48	2000	AV	55	A	1.00	700
81	COOLER	B	72	46.00	1997	GD	79	A	1.00	2,600
02	SHED/FR	L	48	7.48	2000	AV	55	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	3,408	3,408		92.77	316,162	
OPF	OPEN PORCH	0	216		9.45	2,041	
Ttl Gross Liv / Lease Area		3,408	3,624	3,430		318,203	

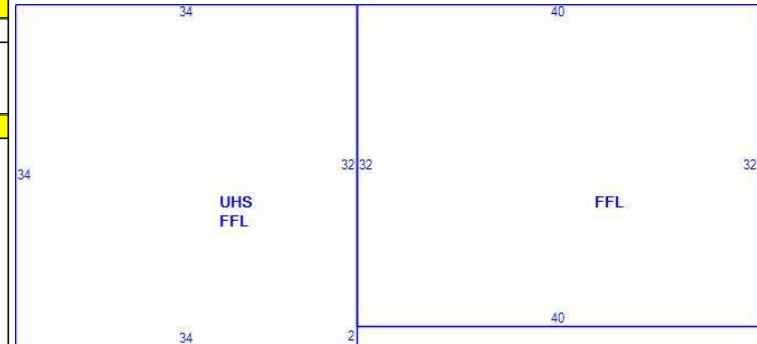


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION					
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed						
						COMMERC.	323	564,100	564,100						
						COMMERC.	323	900	900						
	SUPPLEMENTAL DATA					COMMERC.	325	217,200	217,200						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377035_2856102					Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	326	223,800	223,800						
						COMM LAND	326	414,800	414,800						
						COMMERC.	326	58,800	58,800						
					Total	1,479,600		1,479,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COUNTRY DEVELOPMENT CORP	06565	0027	07-21-1987	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed		
PERELLA	06565	0025	07-21-1987	U	I	1	1A	2020	323	564,100	2019	323	550,300		
COUNTRY DEV	6275	0510	10-31-1986	U	I	0	1A		323	900		323	900		
PERELLA CAR	05312	0298	09-23-1982	U	I	45,000	1A		325	217,200		325	212,000		
									326	223,800		326	218,100		
								Total	1479600		Total	1442300			
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)					993,800		
0001				326		BG		Appraised Xf (B) Value (Bldg)					11,300		
								Appraised Ob (B) Value (Bldg)					59,700		
								Appraised Land Value (Bldg)					414,800		
								Special Land Value					0		
								Total Appraised Parcel Value					1,479,600		
								Valuation Method					C		
								Total Appraised Parcel Value					1,479,600		
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	
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
3	325	STORE	BUS	SITE	0 SF	0	1.56000	D	1.00	BA	1.000		0	0	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 2.0700					Total Land Value			414,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.50	1 1/2 STORIES									
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	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	12										
#Heat Sys	1										
Frame	1	WOOD									
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
CVAC	CENTRAL VAC	B	1	1.00	1997	AV	79	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	2,436	2,436		98.78	240,636	
UHS	UNFIN HALF STORY	0	1,156		29.65	34,278	
Ttl Gross Liv / Lease Area		2,436	3,592	2,783		274,914	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION					
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed						
						COMMERC.	323	564,100	564,100						
						COMMERC.	323	900	900						
	SUPPLEMENTAL DATA					COMMERC.	325	217,200	217,200						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377035_2856102					Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	326	223,800	223,800						
						COMM LAND	326	414,800	414,800						
						COMMERC.	326	58,800	58,800						
						Total		1,479,600	1,479,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COUNTRY DEVELOPMENT CORP	06565	0027	07-21-1987	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed		
PERELLA	06565	0025	07-21-1987	U	I	1	1A	2020	323	564,100	2019	323	550,300		
COUNTRY DEV	6275	0510	10-31-1986	U	I	0	1A		323	900		323	900		
PERELLA CAR	05312	0298	09-23-1982	U	I	45,000	1A		325	217,200		325	212,000		
									326	223,800		326	218,100		
								Total		1479600	Total		1442300		
								Total		1479600	Total		1461100		
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) 993,800 Appraised Xf (B) Value (Bldg) 11,300 Appraised Ob (B) Value (Bldg) 59,700 Appraised Land Value (Bldg) 414,800 Special Land Value 0 Total Appraised Parcel Value 1,479,600 Valuation Method C						
Total			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0001						326		BG							
NOTES															
1 FHA SYSTEM IS SHARED BETWEEN PERELLA TENANTS: DAVRIEL JEWELERS, PERELLA REAL ESTATE, THE CASHMERE SALE															
								Total Appraised Parcel Value 1,479,600							
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	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
4	323	SHOPCTR	BUS	SITE	0 SF	0	1.56000	D	1.00	BA	1.000		0	0	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 2.0700					Total Land Value 414,800			

The diagram shows a stepped profile with the following dimensions and labels:

- Top horizontal segment:** 53 (red), 48 (red), 5 (blue)
- Left vertical segment:** 39 (red), 29 (blue)
- Inner vertical segment:** 29 (blue)
- Horizontal segment below inner vertical:** 20 (red), 20 (red)
- Bottom horizontal segment:** 20 (red), 5 (red), 28 (blue)
- Right vertical segment:** 60 (blue)
- Inner vertical segment (bottom):** 31 (red), 31 (blue)
- Bottom-left vertical segment:** 26 (red)
- Labels:** OFP (red), SFL (blue), FFL (blue)