Property Location 44 HARKNESS AV | Map ID 12/ 4/ 6/ / | Bldg Name | State Use 325
Vision ID 65 | Account # 67 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-03-2020 8:50:54 A

CURRENT OWNER

CFAG LLC

29 STONEGATE CR

WILBRAHAM MA 01095

TOPO / UTILITIES / STRT / ROAD / LOCATION

	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_376639_2856077	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	325	233,900	233,900
COMM LAND	325	122,600	122,600
COMMERC.	325	20,000	20,000
	Total	376,500	376,500

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CFAG LLC	15905	0182	05-15-2006	U	I	480,000	
CALVANESE SAMUEL +,	04381	0321	02-01-1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	325	233,900	2019	325	227,600	2018	325	230,500
	325	122,600		325	119,000		325	119,000
	325	20,000		325	20,000		325	20,000
	Total	376500		Total	366600		Total	369500

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			325	BG

NOTES

SUBLEASE FROM THE FULLWOOD LAW OFFICE,

SAMMI`S SOFT SERVE, BRUSH SALON,

PURELE WAXING SALON

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	233,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	20,000
Appraised Land Value (Bldg)	122,600
Special Land Value	0
Total Appraised Parcel Value	376,500
Valuation Method	C
Total Appraised Parcel Value	376,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201600851	04-12-2016	6	SIGN	2,500	03-30-2017	100	03-30-2017	BRUSH SALON NVC
201502707	10-14-2015	6	SIGN	1,000	04-29-2016	100	04-29-2016	PURELE WAXING SALON
201203021	09-05-2012	12	REROOF	9,000				NVC
57	03-29-2002	6	SIGN	400				
190	07-20-2001	10	SHED	4,000				
39	03-30-1998	4	ADDITION	4,000				
134	01-01-1985	MN	Manual Note					ADDITION

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-30-2017	317			15	PERMIT VISIT
04-29-2016	317			15	PERMIT VISIT
05-17-2013	105			15	PERMIT VISIT
05-11-2004	303			3	MEAS+INSPCTD
05-27-2003	200			15	PERMIT VISIT
01-07-2003	274			15	PERMIT VISIT
03-01-2002	105			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	325	STORE	BUS	SITE	12,000	SF	6.55	1.56000	D	1.00	BA	1.000			0	10.22	122,600
				Total Card Land Units	0.275	AC	Parcel Total Land Area:	0.2755								Total Land Value	122,600

Property Location	44 HARKNESS AV		Map ID	12/ 4/ 6/ /	Bldg Name		State Use 325
Vision ID 65		Account # 67		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11-03-2020 8:50:55 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	71	OFFICE
Model	94	COMMERCIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Occupancy	2.00	
Exterior Wall 1	4	VINYL
Exterior Wall 2	17	SHAKES
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	5	LINO/VINYL
Heating Fuel	1	OIL
Heating Type	3	FORCED H/W
AC Percent	100	
FBM Sqft		
Bldg Use	325	STORE
Total Rooms	0	
Bedrooms	0	
Full Baths	0	
Half Baths	4	
Extra Fixtures	5	
#Heat Sys	1	
Frame	1	WOOD
Bath Style	A	AVERAGE
Foundation	6	SLAB
Partitions	T	TYPICAL
Wall Height	12.00	
FBM Quality		
Kitchens	0	

CONSTRUCTION DETAIL (CONTINUED)

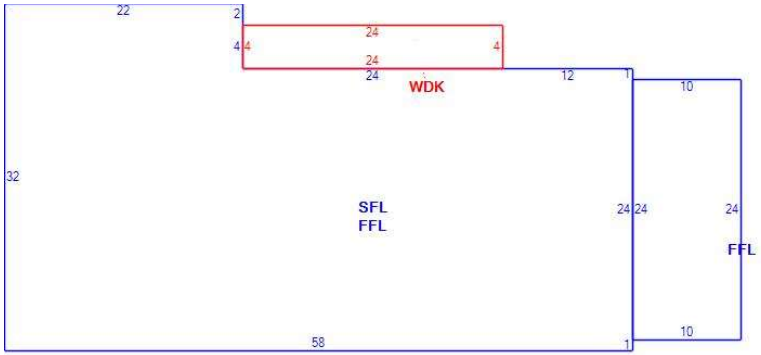
Element	Cd	Description

MIXED USE

Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION

RCN	292,422
Year Built	1944
Effective Year Built	1998
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnld	233,900
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
85	PAVING	L	7,800	1.61	1970	AV	55	A	1.00	6,900
15	SHOP	L	440	32.78	1970	GD	70	G	1.25	12,600
83	SIGN	L	32	28.75	2002	AV	55	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,880	1,880		82.77	155,605
SFL	2ND FLOOR	1,640	1,640		82.77	135,741
WDK	WOOD DECK	0	96		11.21	1,076
	Ttl Gross Liv / Lease Area	3,520	3,616	3,533		292,422