

Property Location 265 BENTON DR BLDG #B102
Vision ID 7581 Account # 7581

Map ID 10/ 3/ B102/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 343
Print Date 11-04-2020 1:15:21 P

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
BFS REAL ESTATE LLC 53 SOUTHAMPTON ROAD WESTFIELD MA 01085				1	TYPCL					Description	Code	Assessed	Assessed								
										COMMERC.	343	123,700	123,700								
		SUPPLEMENTAL DATA																			
		Alt Prcl ID 10-3-B102 SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376568_2842315				Received NIA Field 8 Field 9 Field 10 Assoc Pid# 10-3-0				Total		123,700	123,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BFS REAL ESTATE LLC MPT DEVELOPMENT LLC				22543	311	02-01-2019	U	I	0	1	540,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				15599	400	12-28-2005	U	I	2020	343			123,700								
				Total		123700	Total			Total											
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)				123,700							
0001										Appraised Xf (B) Value (Bldg)				0							
UNIT 25% COMPLETE WINTER TIGHT WILL REQUIRE NEW BP FOR RETROFIT FOR POTENTIAL TENANT										Appraised Ob (B) Value (Bldg)				0							
										Appraised Land Value (Bldg)				0							
										Special Land Value				0							
										Total Appraised Parcel Value				123,700							
										Valuation Method				C							
Total Appraised Parcel Value										123,700											
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				
201803286	12-07-2018	60	COMM BLDG	2,431,254	06-11-2020	50		18900SF INC CANOPIES (BE				06-11-2020	400	02		15	PERMIT VISIT				
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value				
1	343	COMM CONDO			SF		1.00000		1.00		1.000			0.0000			0				
Total Card Land Units					SF	Parcel Total Land Area					0.0000	Total Land Value							0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description		
Style	63	CONDO-OFC					
Model	06	COM CONDO					
Grade	B+	GOOD (+)					
Stories	1.00	1 STORY					
Foundation	1	CONCRETE	CONDO DATA				
Interior Wall 1	1	DRYWALL	Parcel Id	6777	C	0040	Owne
Interior Wall 2				BENTON	B	1	S
Interior Floor 1	4	CARPET	Adjust Type	Code	Description		Factor%
Interior Floor 2			Unit Type C				
Heat Fuel	2	GAS	Unit Locatio				
Heat Type	1	FORCED H/A	COST / MARKET VALUATION				
AC Type	03	FULL	Adj Base Rate			132.92	
Bedrooms	0		Building Value New			494,857	
Full Baths	0						
Half Baths							
Extra Fixtures			Year Built			2019	
Total Rooms			Effective Year Built			2018	
Bath Style	A	AVERAGE	Depreciation Code			GD	
Num Kitchens			Remodel Rating				
Kitchen Style			Year Remodeled				
FBM Sqft			Depreciation %			0	
FBM Quality			Functional Obsol				
Fireplaces			External Obsol				
WS Flues			Trend Factor			1	
Central Vac			Condition			RV	
Frame	2	STEEL	Condition %			25	
Bsmt Floor			Percent Good			25	
Bsmt Garage			Cns Sect Rcnlld			123,700	
#Heat Sys	1		Dep % Ovr				
Occupancy	1		Dep Ovr Comment				
Int Vs Ext	S		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	% Gd	Grade	Grade Adj.	Appr. Value

[illegible]

BUILDING SUB-AREA SUMMARY SECTION									
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Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	2,638	2,638		187.59	494,857

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Ttl Gross Liv / Lease Area	2,638	2,638	2,638	494,857
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FFL
(2,638 sf)

