

State Use 316
Print Date 11-03-2020 10:49:07

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT												
C & A REALTY ENTERPRISES LLC 672 PROSPECT ST EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW, MA VISION					
												COMMERC.	316	277,400		277,400								
												COMM LAND	316	199,200		199,200								
												COMMERC.	316	15,800		15,800								
SUPPLEMENTAL DATA										Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379859_2847928		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		492,400		492,400						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
C & A REALTY ENTERPRISES LLC LOMASCOLO DONALD W BERKSHIRE PLASTICS CO INC BERKSHIRE PLASTICS,CO INC				23027 503		12-31-2019		U		I		625,000		1B		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				18248 0393		04-08-2010		U		I		535,000		1B		2020	316	277,400	2019	316	269,900	2018	316	269,900
				10285 0312		05-15-1998		U		I		1		1B			316	199,200		316	193,600		316	193,600
				01856 0198		03-19-1947		U		I		0					316	15,800		316	15,800		316	15,800
Total												492400		Total		479300		Total		479300				
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) 267,500 Appraised Xf (B) Value (Bldg) 9,900 Appraised Ob (B) Value (Bldg) 15,800 Appraised Land Value (Bldg) 199,200 Special Land Value 0 Total Appraised Parcel Value 492,400 Valuation Method C Total Appraised Parcel Value 492,400										
Nbhd		Nbhd Name		B		Tracing		Batch																
0001						316		BG																
NOTES																								
PROSPECT BUILDERS -																								
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									
201302972 228	11-21-2013 07-16-2010	12 7	REROOF REMODEL	35,000 75,000	04-25-2014	100	04-25-2014	INCLUDES SIDING CONSTRUCT 2 INTERIOR OFF		02-05-2017 03-17-2015 04-25-2014 06-28-2013 06-28-2013 03-23-2012 11-18-2010	317 105 317 317 317 317 317			16 15 15 14 15 15 15	FIELDREV CHG PERMIT VISIT PERMIT VISIT INSPECTED PERMIT VISIT PERMIT VISIT PERMIT VISIT									
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value							
1	316	COM WHS	IND	SITE	39,990	SF	3.19	1.56000	D	1.00	BA	1.000			0	4.98	199,200							
Total Card Land Units					0.918	AC	Parcel Total Land Area: 0.9180					Total Land Value					199,200							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description				Element	Cd	Description		
Style:	43	WAREHOUSE								
Model	94	COMMERCIAL								
Grade	B-	GOOD (-)								
Stories	1.00	1 STORY								
Occupancy	1.00					MIXED USE				
Exterior Wall 1	21	CONC BLOCK				Code	Description		Percentage	
Exterior Wall 2	22	STEEL				316	COM WHS		100	
Roof Structure	4	FLAT							0	
Roof Cover	4	TAR+GRAVEL							0	
Interior Wall 1	5	MINIMUM				COST / MARKET VALUATION				
Interior Wall 2	8	PLYWD PANL				RCN		393,444		
Interior Floor 1	12	CONCRETE				Year Built		1947		
Interior Floor 2	14	ASPHL TILE				Effective Year Built		1986		
Heating Fuel	1	OIL				Depreciation Code		AG		
Heating Type	1	FORCED H/A				Remodel Rating				
AC Percent	10					Year Remodeled				
FBM Sqft						Depreciation %		32		
Bldg Use	316	COM WHS				Functional Obsol				
Total Rooms	0					External Obsol				
Bedrooms	0					Trend Factor		1		
Full Baths	0					Condition				
Half Baths	4					Condition %				
Extra Fixtures	2					Percent Good		68		
#Heat Sys	1					Cns Sect Rcndd		267,500		
Frame	2	STEEL				Dep % Ovr				
Bath Style	A	AVERAGE				Dep Ovr Comment				
Foundation	6	SLAB				Misc Imp Ovr				
Partitions	T	TYPICAL				Misc Imp Ovr Comment				
Wall Height	16.00					Cost to Cure Ovr				
FBM Quality						Cost to Cure Ovr Comment				
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	16,000	1.61	1960	AV	55	A	1.00	14,200
01	SHED/MTL	L	216	5.18	1960	AV	55	A	1.00	600
91	LOAD LEV	B	1	3680.00	1986	AV	68	A	1.00	2,500
87	FENCE-4	L	110	6.90	1975	AV	55	A	1.00	400
88	FENCE-6	L	110	9.78	1970	AV	55	A	1.00	600
65	MEZ-UNF	B	630	17.25	1986	AV	68	A	1.00	7,400
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				11,120	11,120		35.38	393,445	
Ttl Gross Liv / Lease Area					11,120	11,120	11,120		393,445	

