

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION					
COELHO MANUEL R COELHO GEORGETTE C 32 SPRINGMEADOW DR LUDLOW MA 01056						1 TYPCL						Description		Code	Appraised		Assessed								
												COMMERC.		031	313,100		313,100								
												COMM LAND		031	169,700		169,700								
SUPPLEMENTAL DATA												COMMERC.		031	13,000		13,000								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_374673_2856131						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
												Total		495,800		495,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
COELHO MANUEL R HOBBS DECLAN A GIAMMARINO				07341		0308		12-08-1989		U	I	325,000		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				06654		0449		10-16-1987		U	I	155,000			2021	326	379,800	2020	326	379,800	2019	326	370,100		
				02900		0091		08-27-1962		U	I	0				326	169,700		326	169,700		326	164,500		
																326	12,800		326	12,800		326	12,800		
										Total		562,300		Total		562,300		Total		547,400					
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) 312,400 Appraised Xf (B) Value (Bldg) 700 Appraised Ob (B) Value (Bldg) 13,000 Appraised Land Value (Bldg) 169,700 Special Land Value 0 Total Appraised Parcel Value 495,800 Valuation Method C Total Appraised Parcel Value 495,800													
Nbhd		Nbhd Name			B		Tracing			Batch															
0001							326			BG															
NOTES																									
FORMER CLUB MEADOWS/FOGUEIRA REST-VACANT & APT																									
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		
202101467		09-28-2021		53	EXHAUST FAN		19,500		07-06-2021		0			SHEET METAL-INSTL EXHAU			07-06-2021		334			15	PERMIT VISIT		
202101467		04-21-2021		9	ALTERATION		47,000		03-01-2018		50			BUILD WALL BETWEEN BAR			03-09-2021		334			2	MEASURED		
201700048		01-10-2017		9	ALTERATION		2,000		05-06-2016		100	03-01-2018		CONTR WALL BETWEEN KIT			03-01-2018		400			15	PERMIT VISIT		
201503074		12-14-2015		MN	Manual Note		20,000		05-06-2016		100	05-06-2016		KITCHEN EQUIPMENT (IN PL			05-06-2016		317			15	PERMIT VISIT		
62		04-14-2004		41	FOUNDATION		4,500							CANCELLED			12-14-2004		311			15	PERMIT VISIT		
77		04-09-2002		4	ADDITION		20,000							ADD TO FRONT OF BLDG			05-27-2003		200			3	MEAS+INSPCTD		
65		04-01-1994		MN	Manual Note		25,000							ADDITION			01-11-1995		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	031	MixComRes		BUS	SITE	23,700 SF		4.19		1.71000	E	1.00	BG	1.000						0	7.16 169,700				
Total Card Land Units						0.54 AC		Parcel Total Land Area: 0.54						Total Land Value						169,700					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	2.00				
Exterior Wall 1	25	CONC.PANEL			
Exterior Wall 2	7	BRICK			
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	8	PLYWD PANL			
Interior Wall 2	1	DRYWALL			
Interior Floor 1	14	ASPHL TILE			
Interior Floor 2	11	MASONRY			
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	4				
Extra Fixtures	6				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Overhead Door					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
031	MixComRes	100
		0
		0

COST / MARKET VALUATION		
RCN		726,441
Year Built		1973
Effective Year Built		1983
Depreciation Code		AV
Remodel Rating		03
Year Remodeled		2021
Depreciation %		35
Functional Obsol		15
External Obsol		
Trend Factor		1
Condition		RV
Condition %		43
Percent Good		43
Cns Sect Rcld		312,400
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	14,500	1.61	1973	AV	55	A	1.00	12,800
81	COOLER	B	35	46.00	1983	AV	43	A	1.00	700
83	SIGN	L	15	28.75	1973	AV	55	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	174		3.43	596	
FFL	1ST FLOOR	5,567	5,567		66.25	368,819	
LFL	LOWER FLR	4,280	4,280		56.31	241,021	
OPF	OPEN PORCH	0	80		6.63	530	
SFL	2ND FLOOR	1,662	1,662		66.25	110,109	
WDK	WOOD DECK	0	576		9.32	5,366	
Ttl Gross Liv / Lease Area		11,509	12,339	10,965		726,441	

