

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION																
K FRADET MASS LLC 56 FIELDS DR EAST LONGMEADOW MA 01028					1	TYPCL					Description		Code	Appraised		Assessed																				
											COMMERC.	321	555,200		555,200																					
											COMM LAND	321	374,800		374,800																					
											COMMERC.	321	70,400		70,400																					
SUPPLEMENTAL DATA										Total		1,000,400		1,000,400																						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375371_2856213				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																							
K FRADET MASS LLC KELLY FRADET LUMBER CO INC FRADET LLOYD W-TRUSTEE,				38720		LC		01-30-2020		U	I	1,425,000		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
				11044		0362		12-22-1999		U	I	1		1B	2021	321	554,300	2020	321	553,300	2019	321	539,300													
				LC00		0000		09-03-1965		U	I	0				321	374,800		321	374,800		321	367,800													
																321	68,700		321	68,700		321	68,700													
Total										997,800		Total		996,800		Total		975,800																		
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) 555,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 70,400 Appraised Land Value (Bldg) 374,800 Special Land Value 0 Total Appraised Parcel Value 1,000,400 Valuation Method C Total Appraised Parcel Value 1,000,400																						
Nbhd		Nbhd Name			B		Tracing				Batch																									
0001							321				BG																									
NOTES														BUILDING PERMIT RECORD KELLY FRADET LUMBER MART ALSO REF BK 23067 PG 276																						
Permit Id	Issue Date	Type	Description		Amount		Insp Date	% Comp	Date Comp		Comments																	Date		Id	Type	Is	Cd	Purpose/Result		
202000682	02-20-2020	9	ALTERATION		21,200		06-30-2020	100	06-02-2020		OFFICE AREA ON 1ST FLR I																	04-20-2021		333			14	INSPECTED		
201900691	03-07-2019	6	SIGN		200			0			PORTABLE				06-30-2020		334			15	PERMIT VISIT															
55	03-15-2010	6	SIGN		2,000						3` X 33` WALL				06-10-2019		400			15	PERMIT VISIT															
51	03-19-2005	6	SIGN		10,000										11-18-2010		311			15	PERMIT VISIT															
															11-10-2005		311			15	PERMIT VISIT															
															01-20-2004		303			3	MEAS+INSPCTD															
															07-01-1992		107			3	MEAS+INSPCTD															
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	321	HARDWRE		BUS	SITE	43,560		SF	3.15	1.71000	E	1.00	BG	1.000			0		5.39	234,800																
1	321	HARDWRE		BUS	EXCESS	2.800		AC	50,000	1.00000	0	1.00	BG	1.000			0		50,000	140,000																
Total Card Land Units						3.80		AC	Parcel Total Land Area: 3.80						Total Land Value						374,800															

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	1.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	8	BRICK VENR									
Roof Structure	9	STANDARD									
Roof Cover	10	ROLLED									
Interior Wall 1	5	MINIMUM									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	4	CARPET									
Interior Floor 2	14	ASPHL TILE									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	321	HARDWRE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	3										
Extra Fixtures	5										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
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	100.00	1.61	1960	FR	40	A	1.00	64,400
88	FENCE-6	L	600	9.78	1960	FR	40	A	1.00	2,300
78	LITE-DBL	L	1	920.00	1960	FR	40	A	1.00	400
84	SIGN-ILU	L	95	40.25	2005	GD	70	G	1.25	3,300
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	
BMT	BASEMENT	0	13,096		12.55	164,361	
CNP	CANOPY	0	1,092		3.16	3,452	
FFL	1ST FLOOR	13,096	13,096		62.76	821,867	
WDK	WOOD DECK	0	192		8.83	1,694	
Ttl Gross Liv / Lease Area		13,096	27,476	15,797		991,374	

