

Property Location 75 NORTH MAIN ST
 Vision ID 1761 Account # 1797

Map ID 26/ 146/ 0/ /
 Bldg # 1

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

State Use 342
 Print Date 11/3/2021 4:24:09 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
CTB REALTY LLC 20 SHERWOOD LN EAST LONGMEADOW MA 01028			1 TYPCL			Description	Code	Appraised	Assessed								
						COMMERC.	342	288,600	288,600								
						COMM LAND	342	143,000	143,000								
SUPPLEMENTAL DATA						COMMERC.	342	7,400	7,400								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380736_2851374				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		439,000	439,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CTB REALTY LLC STEPHEN BARRY M GRAMSE ERNA L TRUSTEE,OF THE EDWA GRAMSE EDWARD J, GRAMSE EDWARD J,		20149	0338	12-27-2013	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12978	0122	02-27-2003	U	I	485,000	1F	2021	342	291,500	2020	342	291,500	2019	342	283,600
		12777	0447	12-06-2002	U	I	1	1A		342	143,000		342	143,000		342	138,700
		12777	0446	12-06-2002	U	I	1	1A		342	7,400		342	7,400		342	7,400
		02704	0371	09-30-1959	U	I	0										
Total								Total		441,900	Total		441,900	Total		429,700	
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 Bldg. Value (Card) 287,100 Appraised Xf (B) Value (Bldg) 1,500 Appraised Ob (B) Value (Bldg) 7,400 Appraised Land Value (Bldg) 143,000 Special Land Value 0 Total Appraised Parcel Value 439,000 Valuation Method C Total Appraised Parcel Value 439,000									
Nbhd	Nbhd Name	B	Tracing	Batch													
0001			342	BG													
NOTES																	
TURGEON & ASSOC, CLASSIC INSTALLATIONS PARISI MANAGEMENT GROUP, RE MARKET CNTRE SARAH A MILLER LAW OFFICE																	
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			
202101978	06-03-2021	12	REROOF	19,500		0			03-08-2021	334		2	14	INSPECTED			
201402959	12-17-2014	21	SIDING	21,000	03-27-2015	100	03-27-2015	INC ENTRY DOORS	04-15-2016	317			15	PERMIT VISIT			
119	05-05-2005	6	SIGN	5,000				8' X 5' GROUND	03-27-2015	317			15	PERMIT VISIT			
									01-24-2013	317			3	MEAS+INSPCTD			
									12-30-2005	311			15	PERMIT VISIT			
									05-21-2004	303			3	MEAS+INSPCTD			
									07-08-1992	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.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	342	PROF OF	CO	SITE	14,852 SF	5.63	1.71000	E	1.00	BG	1.000			0	9.63	143,000	
Total Card Land Units					0.34	AC	Parcel Total Land Area: 0.34					Total Land Value					143,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	71	OFFICE			
Model	94	COMMERCIAL			
Grade	C+	AVG. (+)			
Stories	1.00	1 STORY			
Occupancy	5.00				
Exterior Wall 1	7	BRICK			
Exterior Wall 2	4	VINYL			
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	2	PLASTER			
Interior Wall 2	8	PLYWD PANL			
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	342	PROF OF			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	5				
Extra Fixtures	4				
#Heat Sys	2				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	9.00				
FBM Quality					
Overhead Door	03	3 OVD			
Kitchens	0				

MIXED USE		
Code	Description	Percentage
342	PROF OF	100
		0
		0

COST / MARKET VALUATION		
RCN		393,237
Year Built		1960
Effective Year Built		1991
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		73
Cns Sect Rcnd		287,100
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	7,065	1.61	1960	AV	55	A	1.00	6,300
83	SIGN	L	45	28.75	2005	GD	70	G	1.25	1,100
FPL	FIREPLACE	B	1	2000.00	1991		73		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,882		15.00	28,222	
FFL	1ST FLOOR	2,782	2,782		75.06	208,816	
GAR	GARAGE	0	840		30.02	25,220	
OPF	OPEN PORCH	0	48		7.82	375	
SFL	2ND FLOOR	1,740	1,740		75.06	130,604	
Ttl Gross Liv / Lease Area		4,522	7,292	5,239		393,237	

