Property Location 15 BALDWIN ST | Map ID 27/ 13/ 0/ / | Bldg Name | State Use 325
Vision ID 1923 | Account # 1959 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 4:47:27 PM

CURRENT OWNER

KCK HOLDING LLC

15 BALDWIN ST

EAST LONGMEADOW MA 01028

TOPO	UTILITIES	STRT / ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter La	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID F_379987_2849983	Assoc Pid#

1006

EAST LONGMEADOW, MA

VISION

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	325	212,900	212,900
COMM LAND	325	59,800	59,800
COMMERC.	325	8,400	8,400
	Total	281,100	281,100

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KCK HOLDING LLC	16066	0496	07-20-2006	U	I	350,000	1B
COTE SYLVIO A + JUDITH,	07203	0483	06-27-1989	U	I	1	1A
VEDOVELLI	06455	0134	04-17-1987	U	I	1	1A
VEDOVELLI	04425	0142	05-23-1977	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	325	211,600	2020	325	211,600	2019	325	206,300
	325	59,800		325	59,800		325	58,100
	325	7,700		325	7,700		325	7,700
	Total	279,100		Total	279,100		Total	272,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			400	IA

NOTES

THE DOG SHOP-DOGGIE DAY CARE-PET SALON

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	212,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,400
Appraised Land Value (Bldg)	59,800
Special Land Value	0
Total Appraised Parcel Value	281,100
Valuation Method	C
Total Appraised Parcel Value	281,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
224	09-24-1998	9	ALTERATION	10,300				DOG GROOMING BUSINESS
139	07-01-1991	MN	Manual Note	12,000				ALTERATION

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-02-2021	334		2	14	INSPECTED
02-05-2017	317			16	FIELDREV CHG
05-24-2004	303			2	MEASURED
05-24-1999	105			15	PERMIT VISIT
07-17-1992	107			3	MEAS+INSPCTD
04-10-1981	500			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	325	STORE	IND	SITE	15,820	SF	5.4	0.70000	B	1.00	IA	1.000			0	3.78	59,800
				Total Card Land Units	0.36	AC	Parcel Total Land Area:	0.36								Total Land Value	59,800

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Vision ID 1923 | Account # 1959 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 4:47:31 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	78	STORE
Model	94	COMMERCIAL
Grade	C-	AVG. (-)
Stories	1.00	1 STORY
Occupancy	1.00	
Exterior Wall 1	8	BRICK VENR
Exterior Wall 2	21	CONC BLOCK
Roof Structure	4	FLAT
Roof Cover	4	TAR+GRAVEL
Interior Wall 1	5	MINIMUM
Interior Wall 2	1	DRYWALL
Interior Floor 1	12	CONCRETE
Interior Floor 2	4	CARPET
Heating Fuel	2	GAS
Heating Type	1	FORCED H/A
AC Percent	100	
FBM Sqft		
Bldg Use	325	STORE
Total Rooms	0	
Bedrooms	0	
Full Baths	0	
Half Baths	2	
Extra Fixtures	0	
#Heat Sys	1	
Frame	2	STEEL
Bath Style	A	AVERAGE
Foundation	6	SLAB
Partitions	T	TYPICAL
Wall Height	14.00	
FBM Quality		
Overhead Door		
Kitchens	0	

CONSTRUCTION DETAIL (CONTINUED)

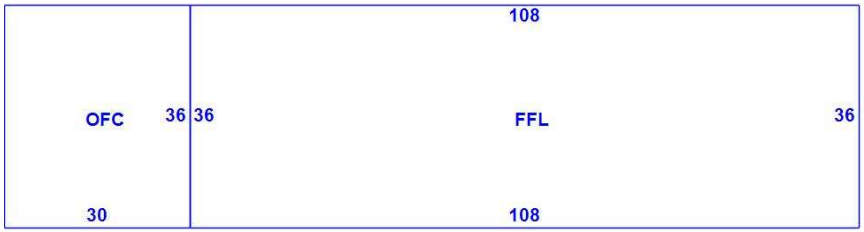
Element	Cd	Description

MIXED USE

Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION

RCN	349,068
Year Built	1960
Effective Year Built	1979
Depreciation Code	FA
Remodel Rating	
Year Remodeled	
Depreciation %	39
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	61
Cns Sect Rcnld	212,900
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	7,992	1.61	1960	AV	55	A	1.00	7,100
87	FENCE-4	L	64	6.90	1990	AV	55	A	1.00	200
88	FENCE-6	L	72	9.78	1980	AV	55	A	1.00	400
67	CANOPY/CAR	L	216	5.75	2018	AV	55	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	3,888	3,888		70.26	273,184
OFC	OFFICE	1,080	1,080		70.26	75,884
	Ttl Gross Liv / Lease Area	4,968	4,968	4,968		349,068