

State Use 325
Print Date 11/3/2021 4:57:56 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT														
EAST LONGMEADOW CENTER VILL C/O WALGREENS 40 ISLAND POND RD SPRINGFIELD MA 01118						1	TYPCL					Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW, MA VISION							
												COMMERC.	325	1,524,800		1,524,800										
												COMM LAND	325	268,400		268,400										
												COMMERC.	325	41,100		41,100										
				SUPPLEMENTAL DATA																						
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380561_2850205				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
												Total		1,834,300		1,834,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
EAST LONGMEADOW CENTER VILLAGE LL MAPLE ST ASSOCIATES LLP				27627 LC00		LC 0000		10-29-1996 09-14-1951		U U		I I		385,000 0		VC		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2021	325	1,524,800	2020	325	1,524,800	2019	325	1,486,500
																			325	268,400		325	268,400		325	260,700
																			325	41,100		325	41,100		325	41,100
														Total		1,834,300		Total		1,834,300		Total		1,788,300		
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) 1,509,000 Appraised Xf (B) Value (Bldg) 15,800 Appraised Ob (B) Value (Bldg) 41,100 Appraised Land Value (Bldg) 268,400 Special Land Value 0 Total Appraised Parcel Value 1,834,300 Valuation Method C Total Appraised Parcel Value 1,834,300										
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								325			BG															
NOTES																										
WALGREENS																										
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					
201402221		09-24-2014		62	SOLAR		90,608	03-27-2015	100	03-27-2015		ROOF TOP				03-09-2021	334			14	INSPECTED					
92		05-01-2005		6	SIGN		20,000					4.8` X 8.8` GROUND				03-27-2015	317			15	PERMIT VISIT					
91		05-01-2005		6	SIGN		2,500					21` X 16.9` WALL				01-06-2006	311			15	PERMIT VISIT					
90		05-01-2005		6	SIGN		2,500					21` X 16.9` WALL				01-05-2006	311			15	PERMIT VISIT					
249		08-19-2004		60	COMM BLDG		1,160,000					OC 3/15/2005				01-05-2006	311			3	MEAS+INSPECTD					
30		03-04-2004		5	DEMOLITION		37,400									12-29-2004	311			3	MEAS+INSPECTD					
																07-08-1992	107			3	MEAS+INSPECTD					
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		BUS	SITE	50,825	SF	3.09	1.71000	E	1.00	BG	1.000						0	5.28	268,400					
Total Card Land Units						1.17	AC	Parcel Total Land Area: 1.17						Total Land Value						268,400						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	78	STORE			
Model	94	COMMERCIAL			
Grade	A+	EXCELLENT			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	8	BRICK VENR			
Exterior Wall 2					
Roof Structure	4	FLAT			
Roof Cover	11	MEMBRANE			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	5	LINO/VINYL			
Interior Floor 2	12	CONCRETE			
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	3				
#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				

MIXED USE		
Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION		
RCN		1,714,794
Year Built		2004
Effective Year Built		2006
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		88
Cns Sect Rcnd		1,509,000
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	18,000	1.61	2004	VG	85	G	1.25	30,800
84	SIGN-ILU	L	38	40.25	2005	GD	70	G	1.25	1,300
81	COOLER	B	132	46.00	2006	AV	88	G	1.25	6,700
82	FREEZER	B	120	69.00	2006	GD	88	G	1.25	9,100
77	LITE-SIN	L	3	690.00	2005	GD	70	G	1.25	1,800
78	LITE-DBL	L	9	920.00	2005	GD	70	G	1.25	7,200
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0
SOL	Solar Panels	B	1	0.00	2006		88		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	13,566	13,566		125.35	1,700,504	
OPF	OPEN PORCH	0	1,140		12.54	14,290	
Ttl Gross Liv / Lease Area		13,566	14,706	13,680		1,714,794	

