

State Use 323
Print Date 11/3/2021 12:37:59 P

The diagram shows a rectangular building layout with the following dimensions and labels:

- Overall Dimensions:** 300 (width) and 100 (height).
- Room Labels:** FFL (Finished Floor Level) and CNP (Carpenter's Nook).
- Room Dimensions and Layout:**
 - The layout is divided into several sections. The top section is 300 wide and 100 high.
 - The bottom section is divided into three main parts: a left section (100 wide, 20 high), a middle section (140 wide, 20 high), and a right section (100 wide, 20 high).
 - The middle section is further divided into two sub-sections: a left sub-section (120 wide, 20 high) and a right sub-section (20 wide, 20 high).
 - The right section is further divided into two sub-sections: a left sub-section (20 wide, 20 high) and a right sub-section (80 wide, 20 high).

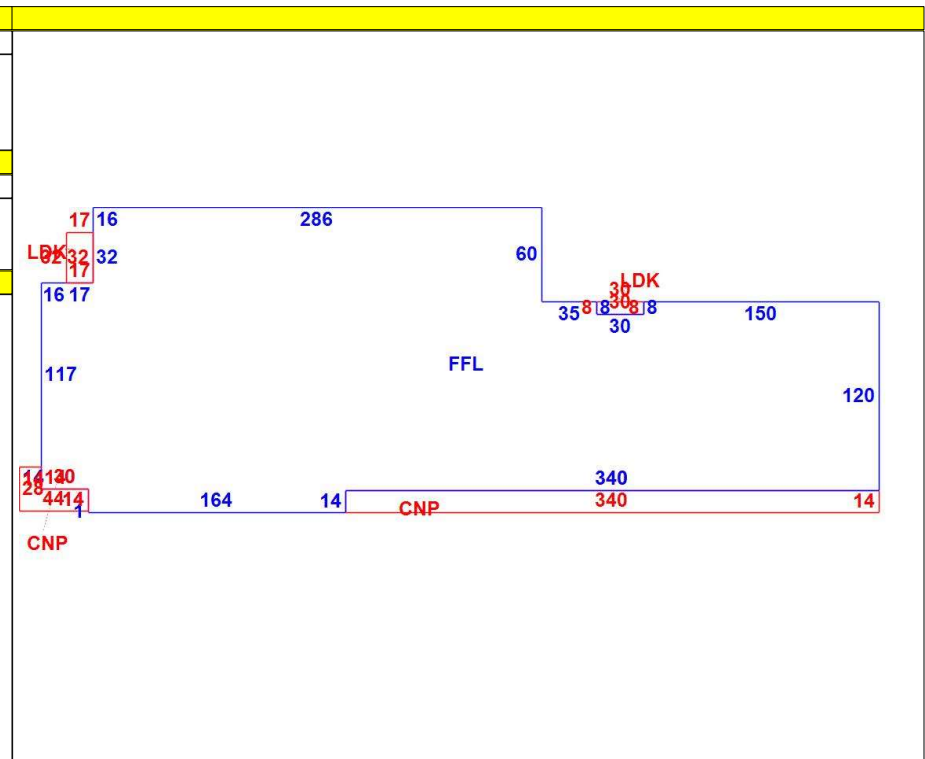
A photograph of a Panera Bread restaurant building. The building has a green facade with the Panera Bread logo in white. The logo consists of the word "Panera" in a script font, a stylized swirl logo, and the word "BREAD" in a bold, sans-serif font. The building is surrounded by trees and a clear sky.A photograph of a Panera Bread restaurant building. The building has a green and white facade with a large arched entrance. The sign above the entrance reads "Panera BREAD" in white letters on a green background. There is a large arched window above the entrance. The building is situated on a street corner with a paved road and a sidewalk. A date stamp "2008 10 26" is visible in the bottom right corner.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION					
HERITAGE MZL LLC C/O KATZ PROPERTIES LLC 254 WEST 31ST ST 4TH FL NEW YORK NY 10001			1 TYPCL			Description	Code	Appraised	Assessed	COMMERC. 323 19,198,400 19,198,400 COMM LAND 323 2,428,400 2,428,400 COMMERC. 323 334,800 334,800 COMMERC. 326 744,200 744,200 COMMERC. 326 52,400 52,400									
		SUPPLEMENTAL DATA																	
		Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377454_2854927				Received NIA Field 8 Field 9 Field 10 Assoc Pid#													
		Total				22,758,200		22,758,200											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
HERITAGE MZL LLC HERITAGE PARK II E + A LLC, E AND A ACQUISITION TWO,LIMITED PART J R S REALTY INC, TRANSAMERICAN NATURAL		19900	0008	07-01-2013	U	I	27,270,073	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
		17979	0537	09-10-2009	U	I	10	1B	2021	323	19,283,300	2020	323	19,283,300	2019	323	18,680,700		
		10810	0440	06-17-1999	U	I	14,525,000			323	2,428,400		323	2,428,400		323	2,358,700		
		07581	0336	11-01-1990	U	I	1	1B		323	340,200		323	340,200		323	340,200		
		06659	0343	10-21-1987	U	I	1	1I		326	744,200		326	744,200		326	724,900		
		Total						22,849,700		Total		22,849,700		Total		22,158,100			
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) 19,616,400 Appraised Xf (B) Value (Bldg) 326,200 Appraised Ob (B) Value (Bldg) 387,200 Appraised Land Value (Bldg) 2,428,400 Special Land Value 0 Total Appraised Parcel Value 22,758,200 Valuation Method C Total Appraised Parcel Value 22,758,200											
Nbhd		Nbhd Name		B		Tracing												Batch	
0001						323												BG	
NOTES																			
440-42/PETCO-EMPORIUM-THE UPS STORE-/446 STOP & SHOP/ HERITAGE PLAZA LIQUORS/448 /450 PANERA BREAD -VACANT DOG BATHS = 2 EXT FIX 2017																			
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					
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				
2	323	SHOPCTR	MUL	SITE	0 SF	0	1.71000	E	1.00	BG	1.000		0	0	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area: 13.22					Total Land Value 2,428,400							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	95	REG SHOP CTR			
Model	94	COMMERCIAL			
Grade	AA	SUPERB			
Stories	1.00	1 STORY			
Occupancy	10.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2	23	GLASS			
Roof Structure	4	FLAT			
Roof Cover	11	MEMBRANE			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	14	ASPHL TILE			
Interior Floor 2	4	CARPET			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	323	SHOPCTR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	17				
Extra Fixtures	11				
#Heat Sys	10				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	A	ABV AVG			
Wall Height	12.00				
FBM Quality					
Overhead Door	04	4 OVD			
Kitchens	2				

MIXED USE		
Code	Description	Percentage
323	SHOPCTR	100
		0
		0

COST / MARKET VALUATION		
RCN		17,228,984
Year Built		1994
Effective Year Built		2002
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		84
Cns Sect Rcnd		14,472,300
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
61	ELEV-COMME	B	2	75000.00	2002	AV	84		0.00	126,000
81	COOLER	B	496	46.00	2002	AV	84	A	1.00	19,200
82	FREEZER	B	192	69.00	2002	AV	84	A	1.00	11,100
82	FREEZER	B	823	69.00	2002	AV	84	A	1.00	47,700
81	COOLER	B	160	46.00	2002	GD	84	G	1.25	7,700
91	LOAD LEV	B	4	3680.00	2002	AV	84	A	1.00	12,400
81	COOLER	B	150	46.00	2002	AV	84	A	1.00	5,800
81	COOLER	B	504	46.00	2002	AV	84	A	1.00	19,500
81	COOLER	B	592	46.00	2002	AV	84	A	1.00	22,900
81	COOLER	B	60	46.00	2002	AV	84	A	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	5,572		10.27	57,212	
FFL	1ST FLOOR	83,662	83,662		205.06	17,155,780	
LDK	LOADING DK	0	784		20.40	15,995	
Ttl Gross Liv / Lease Area		83,662	90,018	84,019		17,228,987	

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						COMMERC.	323	19,198,400	19,198,400																								
						COMM LAND	323	2,428,400	2,428,400																								
		SUPPLEMENTAL DATA				COMMERC.	323	334,800	334,800																								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377454_2854927				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMMERC.	326	744,200	744,200																								
						COMMERC.	326	52,400	52,400																								
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RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																									
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
								2021	323	19,283,300	2020	323	19,283,300	2019	323	18,680,700																	
									323	2,428,400		323	2,428,400		323	2,358,700																	
									323	340,200		323	340,200		323	340,200																	
									326	744,200		326	744,200		326	724,900																	
								Total	22,849,700	Total	22,849,700	Total	22,158,100																				
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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																
Total Card Land Units						Parcel Total Land Area:					Total Land Value					2,428,400																	

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CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION									
HERITAGE MZL LLC C/O KATZ PROPERTIES LLC 254 WEST 31ST ST 4TH FL NEW YORK NY 10001						1 TYPCL						Description		Code	Appraised	Assessed											
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												COMM LAND		323	2,428,400	2,428,400											
SUPPLEMENTAL DATA										COMMERC.		323	334,800	334,800													
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												Total		22,758,200		22,758,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
HERITAGE MZL LLC HERITAGE PARK II E + A LLC, E AND A ACQUISITION TWO,LIMITED PART J R S REALTY INC, TRANSAMERICAN NATURAL				19900		0008		07-01-2013		U		I		27,270,073		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				17979		0537		09-10-2009		U		I		10		1B		2021		323	19,283,300	2020	323	19,283,300	2019	323	18,680,700
				10810		0440		06-17-1999		U		I		14,525,000						323	2,428,400		323	2,428,400		323	2,358,700
				07581		0336		11-01-1990		U		I		1		1B				323	340,200		323	340,200		323	340,200
				06659		0343		10-21-1987		U		I		1		1I				326	744,200		326	744,200		326	724,900
				Total										Total		22,849,700		Total		22,849,700		Total		22,158,100			
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)											

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	AA	SUPERB									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2	2	HIP									
Roof Structure	9	METAL									
Roof Cover	1	DRYWALL									
Interior Wall 1	6	CERAMIC TL									
Interior Wall 2	1	OIL									
Interior Floor 1	1	FORCED H/A									
Interior Floor 2	100										
Heating Fuel	326	RST/BAR									
Heating Type	0										
AC Percent	0										
FBM Sqft	0										
Bldg Use	0										
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	11										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	1										

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
81	COOLER	B	136	46.00	2010	GD	92	G	1.25	7,200
81	COOLER	B	160	46.00	2010	GD	92	G	1.25	8,500
82	FREEZER	B	180	69.00	2010	GD	92	G	1.25	14,300
78	LITE-DBL	L	1	920.00	1997	GD	70	G	1.25	800
85	PAVING	L	35,000	1.61	1997	GD	70	G	1.25	49,300
84	SIGN-ILU	L	44	40.25	2008	VG	85	V	1.50	2,300
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	
EFP	ENCL PORCH	0	240		42.10	10,104	
FFL	1ST FLOOR	5,460	5,460		140.33	766,204	
Ttl Gross Liv / Lease Area		5,460	5,700	5,532		776,308	

