

State Use 325
Print Date 11/3/2021 5:33:06 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT												
A AND B REALTY LLC C/O WHEELER THOMAS B PO BOX 524 EAST LONGMEADOW MA 01028						1	TYPCL					Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA								
										COMMERC.	325	1,170,700	1,170,700											
										COMM LAND	325	378,200	378,200											
				SUPPLEMENTAL DATA						COMMERC.	325	94,100	94,100											
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380364_2847854						Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		1,643,000	1,643,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
A AND B REALTY LLC HERLIHY JOHN J, HERLIHY,MARY C HERLIHY JOHN J, P J ENTERPR				31927	LC	10-07-2004	U	I	1,100,000		1B		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				10910	0023	10-11-2001	U	I	1		1A		2021	325	1,170,700	2020	325	1,170,700	2019	325	1,141,400			
				00141	0251	10-11-2001	U	I	1		1A			325	378,200		325	378,200		325	372,600			
				LC00	0000	02-05-1986	U	I	550,000					325	93,800		325	93,800		325	93,800			
				LC00	0000	06-04-1985	U	I	0		1B		Total		1,642,700	Total		1,642,700	Total		1,607,800			
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										APPROAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				1,170,700										
0001						325		BG		Appraised Xf (B) Value (Bldg)				0										
BROWNS PET + GARDEN										Appraised Ob (B) Value (Bldg)				94,100										
										Appraised Land Value (Bldg)				378,200										
										Special Land Value				0										
										Total Appraised Parcel Value				1,643,000										
										Valuation Method				C										
Total Appraised Parcel Value										1,643,000														
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	
76		04-01-1995		MN	Manual Note		3,000								SIGN		03-04-2021		334			14	INSPECTED	
75		04-01-1995		MN	Manual Note		1,500								SIGN		05-26-2004		303			3	MEAS+INSPCTD	
325		12-01-1994		MN	Manual Note		175,000								ADD-ALTER		03-26-1996		107			15	PERMIT VISIT	
6		01-01-1993		MN	Manual Note		2,000								SIGN		01-19-1995		107			15	PERMIT VISIT	
352		12-01-1992		MN	Manual Note		7,800								FANS		04-12-1994		107			15	PERMIT VISIT	
135		06-01-1991		MN	Manual Note		12,000								ADDITION		03-12-1993		107			15	PERMIT VISIT	
																	10-09-1990		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.	Nhbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value					
1	325	STORE		BUS	SITE	40,000	SF	3.19	1.56000	D	1.00	BA	1.000					0	4.98	199,200				
1	325	STORE		BUS	EXCESS	3.580	AC	50,000	1.00000	0	1.00	BA	1.000					0	50,000	179,000				
Total Card Land Units						4.50	AC	Parcel Total Land Area: 4.50						Total Land Value						378,200				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	D+	FAIR (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	18	CORREG STL									
Exterior Wall 2	8	BRICK VENR									
Roof Structure	1	GABLE									
Roof Cover	9	METAL									
Interior Wall 1	5	MINIMUM									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	12	CONCRETE									
Interior Floor 2											
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	90										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	4										
Extra Fixtures	4										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door	13	13 OVD									
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
88	FENCE-6	L	855	9.78	1968	AV	55	A	1.00	4,600
85	PAVING	L	97,900	1.61	1963	AV	55	A	1.00	86,700
84	SIGN-ILU	L	52	40.25	1995	AV	55	G	1.25	1,400
77	LITE-SIN	L	3	690.00	1963	AV	55	A	1.00	1,100
02	SHED/FR	L	64	7.48	2018	AV	55	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	672		2.81	1,885	
FFL	1ST FLOOR	28,893	28,893		55.44	1,601,834	
Ttl Gross Liv / Lease Area		28,893	29,565	28,927		1,603,719	

