

State Use 340
Print Date 11/3/2021 5:33:37 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							1006 EAST LONGMEADOW, MA VISION							
T + K REALTY LLC 105 HILLSIDE DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed									
												COMMERC.		340	960,200		960,200									
												COMM LAND		340	86,400		86,400									
				SUPPLEMENTAL DATA								COMMERC.		340	5,200		5,200									
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380768_2848088						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
												Total		1,051,800		1,051,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
T + K REALTY LLC VERATTI THOMAS E +, CELLA				11919		0131		10-16-2001		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				06278		0501		11-03-1986		U		V	70,000				2021	340	982,900	2020	340	982,900	2019	340	959,200	
				04117		0023		04-09-1975		U		I	0						340	86,400		340	86,400		340	84,000
																				340	4,700		340	4,700		340
				Total		0.00								Total		1,074,000		Total		1,074,000		Total		1,047,900		
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) 846,200 Appraised Xf (B) Value (Bldg) 114,000 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 86,400 Special Land Value 0 Total Appraised Parcel Value 1,051,800 Valuation Method C Total Appraised Parcel Value 1,051,800														
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								340			BA															
NOTES																										
CON-TEST LAB																										
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			
158		06-01-1989		MN	Manual Note		270,000								ADDN		03-04-2021 05-26-2004 06-06-1990		334 303 107			14 3 15	INSPECTED MEAS+INSPCTD PERMIT VISIT			
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	340	OFFICE		CO	SITE	12,022 SF		6.54		1.10000	C	1.00	CA	1.000					0		7.19 86,400					
Total Card Land Units						0.28 AC		Parcel Total Land Area: 0.28						Total Land Value						86,400						

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description			Element	Cd	Description				
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	B-	GOOD (-)									
Stories	2.00	2 STORY									
Occupancy	1.00				MIXED USE						
Exterior Wall 1	21	CONC BLOCK			Code	Description		Percentage			
Exterior Wall 2					340	OFFICE		100			
Roof Structure	4	FLAT						0			
Roof Cover	11	MEMBRANE						0			
Interior Wall 1	1	DRYWALL			COST / MARKET VALUATION						
Interior Wall 2					RCN		1,113,381				
Interior Floor 1	4	CARPET			Year Built		1987				
Interior Floor 2	14	ASPHL TILE			Effective Year Built		1994				
Heating Fuel	2	GAS			Depreciation Code		AG				
Heating Type	1	FORCED H/A			Remodel Rating						
AC Percent	100				Year Remodeled						
FBM Sqft					Depreciation %		24				
Bldg Use	340	OFFICE			Functional Obsol						
Total Rooms	0				External Obsol						
Bedrooms	0				Trend Factor		1				
Full Baths	0				Condition						
Half Baths	7				Condition %						
Extra Fixtures	0				Percent Good		76				
#Heat Sys	1				Cns Sect Rcncld		846,200				
Frame	2	STEEL			Dep % Ovr						
Bath Style	A	AVERAGE			Dep Ovr Comment						
Foundation	6	SLAB			Misc Imp Ovr						
Partitions	T	TYPICAL			Misc Imp Ovr Comment						
Wall Height	12.00				Cost to Cure Ovr						
FBM Quality					Cost to Cure Ovr Comment						
Overhead Door											
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	
85	PAVING	L	4,000	1.61	1987	AV	55	A	1.00	3,500	
83	SIGN	L	10	28.75	1990	FR	40	A	1.00	100	
02	SHED/FR	L	240	7.48	1990	AV	55	A	1.00	1,000	
88	FENCE-6	L	22	9.78	1990	AV	55	A	1.00	100	
61	ELEV-COMME	B	2	75000.00	1994	AV	76		0.00	114,000	
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0	
02	SHED/FR	L	120	7.48	2018	AV	55	A	1.00	500	
GEN	GENERATOR	B	1	0.00	1987	AV	76	A	1.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				7,786	7,786		71.50	556,690		
SFL	2ND FLOOR				7,786	7,786		71.50	556,690		
Ttl Gross Liv / Lease Area					15,572	15,572	15,572		1,113,380		

