

State Use 342
Print Date 11/3/2021 12:40:37 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION			
CGN HOLDINGS LLC 1051 CONVERSE ST LONGMEADOW MA 01106						1	TYPCL					Description	Code	Appraised	Assessed						
										COMMERC.	342	2,104,300	2,104,300								
										COMM LAND	342	456,700	456,700								
SUPPLEMENTAL DATA												COMMERC.	342	40,900	40,900						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379031_2853533								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		2,601,900	2,601,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
CGN HOLDINGS LLC KJTS LLC DOUGAN CAROL RICHARD CHARLES H, CSB DEVELOPMENT CORP				21841	0267	08-31-2017	U	V	450,000		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				20682	0220	04-29-2015	Q	V	450,000		00	2021	342	2,016,800	2020	342	1,857,100	2019	342	1,581,700	
				19613	0333	12-27-2012	Q	V	300,000		00		342	456,700		342	445,200		342	432,100	
				07073	0587	01-17-1989	U	I	440,000				342	40,900		342	40,900		342	40,900	
				07073	0585	01-17-1989	U	I	220,000		1B				356	11,500		356	11,500		
Total												2,514,400	Total	2,354,700	Total	2,066,200					
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										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name			B		Tracing			Batch			Appraised Bldg. Value (Card)				1,958,800				
0001							390			BG			Appraised Xf (B) Value (Bldg)				145,500				
NOTES												Appraised Ob (B) Value (Bldg)				40,900					
PEDIATRIC SERVICES OF SPFLD & ASCENT DENTAL SOLUTIONS, EAST POINTE FOOT ANKLE												Appraised Land Value (Bldg)				456,700					
												Special Land Value				0					
												Total Appraised Parcel Value				2,601,900					
												Valuation Method				C					
Total Appraised Parcel Value												2,601,900									
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				
202100678	03-03-2021	9	ALTERATION	283,770	07-13-2021	75	07-13-2021	FIT UP UNOCCUPIED SPACE				04-20-2021	333			14	INSPECTED				
202002043	07-07-2020	6	SIGN	1,000	07-13-2021	100	07-13-2021	40 SQ FT ON EXISTING SIGN				06-30-2020	334			15	PERMIT VISIT				
202001383	07-02-2020	MN	Manual Note	3,000		0		MODIFY EXISTING FIRE ALA				05-22-2019	334			15	PERMIT VISIT				
202001383	04-28-2020	9	ALTERATION	181,750	06-30-2020	100		ALTERATION OF APPROX 23				06-19-2018	333			15	PERMIT VISIT				
201802405	07-20-2018	9	ALTERATION	28,500	06-30-2020	90		INTERIOR BUILD-OUT				06-21-2017	317			15	PERMIT VISIT				
201800360	02-01-2018	9	ALTERATION	242,000	06-19-2018	100	06-19-2018	INT BUILD-OUT FOR ASCEN				06-19-1980	500			3	MEAS+INSPCTD				
201800249	01-26-2018	MN	Manual Note	42.100	06-19-2018	100	06-19-2018	SPRINKLER SYSTEM													
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	342	PROF OF	CO	SITE	87,120	SF	2.99	1.71000	E	1.00	BG	1.000				0	5.11	445,200			
1	342	PROF OF	CO	EXCESS	0.230	AC	50,000	1.00000	0	1.00	BG	1.000				0	50,000	11,500			
Total Card Land Units					2.23	AC	Parcel Total Land Area: 2.23					Total Land Value					456,700				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	72	OFFICE-PRO									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	2	2									
Occupancy	4.00										
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	4	CARPET									
Interior Floor 2											
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	342	PROF OF									
Total Rooms											
Bedrooms											
Full Baths	1										
Half Baths	6										
Extra Fixtures	5										
#Heat Sys	4										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	14.00										
FBM Quality											
Overhead Door											
Kitchens											

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	20,000	1.61	2018	AV	55	A	1.00	17,700
77	LITE-SIN	L	8	690.00	2018	AV	55	A	1.00	3,000
78	LITE-DBL	L	40	920.00	2018	AV	55	A	1.00	20,200
SPR	SPRINKLER	L	1	1.00	2018	AV	55	A	1.00	0
61	ELEV-COMME	B	2	75000.00	2018	AV	97	A	0.00	145,500
GEN	GENERATOR	B		0.00	2019	AV	97	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	8,448	8,448		128.91	1,089,055	
LFL	LOWER FLR	8,448	8,448		109.58	925,723	
OFF	OPEN PORCH	0	360		12.89	4,641	
Ttl Gross Liv / Lease Area		16,896	17,256	15,665		2,019,419	

