

State Use 332
Print Date 11/3/2021 12:51:03 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																							
GIOIELLA GIOVANNI GIOIELLA PASQUALINA 41 FISHER AVE EAST LONGMEADOW MA 01028						1 TYPCL						Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW, MA VISION															
												COMMERC.		332		201,600		201,600																	
												COMM LAND		332		51,800		51,800																	
												COMMERC.		332		1,300		1,300																	
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_378316_2853451				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
												Total		254,700		254,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
GIOIELLA GIOVANNI PECOUSIC HOLDINGS LLC, FITZGERALD JOHN F + KATHLEEN M, MCKANNA				14918		0272		04-01-2005		U		I		235,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				11225		0076		06-09-2000		U		V		50,000				2021		332		195,200		2020		332		195,200		2019		332		189,100	
				06747		0478		02-03-1988		U		V		33,000						332		51,800				332		51,800				332		50,300	
				00000		0000				U				0						332		1,200				332		1,200				332		1,200	
				Total		0.00												Total		248,200		Total		248,200		Total		240,600							
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		Number		Amount										Comm Int											
				ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						332		IA																											
NOTES																																			
SUB DIV #583 G & A IMPORT AUTO REPAIR																Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value								201,600 0 1,300 51,800 0 254,700 C 254,700											
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							
115		05-05-2005		6		SIGN		466								3` X 6` WALL		04-20-2021		333						14		INSPECTED							
227		08-28-2001		60		COMM BLDG		212,350								NEW MACHINE SHOP;OC 3/		02-05-2017		317						16		FIELDREV CHG							
																		12-12-2005		311						15		PERMIT VISIT							
																		05-14-2004		303						3		MEAS+INSPCTD							
																		03-01-2002		105						2		MEASURED							
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		332		AUTOREP		IND		SITE		9,382 SF		7.88		0.70000		B		1.00		IA		1.000						0		5.52		51,800			
Total Card Land Units										0.22 AC		Parcel Total Land Area: 0.22						Total Land Value										51,800							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	39		REPAIR GAR								
Model	94		COMMERCIAL								
Grade	C		AVERAGE								
Stories	1.00		1 STORY								
Occupancy	1.00					MIXED USE					
Exterior Wall 1	21		CONC BLOCK			Code	Description			Percentage	
Exterior Wall 2						332	AUTOREP			100	
Roof Structure	1		GABLE							0	
Roof Cover	1		ASPHALT SH							0	
Interior Wall 1	6		AVERAGE			COST / MARKET VALUATION					
Interior Wall 2						RCN			231,734		
Interior Floor 1	12		CONCRETE								
Interior Floor 2											
Heating Fuel	2		GAS			Year Built			2001		
Heating Type	4		RADIANT HW			Effective Year Built			2005		
AC Percent	20					Depreciation Code			AG		
FBM Sqft						Remodel Rating					
Bldg Use	332		AUTOREP			Year Remodeled					
Total Rooms	0					Depreciation %			13		
Bedrooms	0					Functional Obsol					
Full Baths	0					External Obsol					
Half Baths	2					Trend Factor			1		
Extra Fixtures	1					Condition					
#Heat Sys	0					Condition %					
Frame	2		STEEL			Percent Good			87		
Bath Style	A		AVERAGE			Cns Sect Rcnld			201,600		
Foundation	6		SLAB			Dep % Ovr					
Partitions	T		TYPICAL			Dep Ovr Comment					
Wall Height	10.00					Misc Imp Ovr					
FBM Quality						Misc Imp Ovr Comment					
Overhead Door	10		10 OVD			Cost to Cure Ovr					
Kitchens	0					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	1,300	1.61	2001	AV	55	A	1.00	1,200	
01	SHED/MTL	L	80	5.18		FR	40	F	0.90	100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				2,982	2,982		62.29	185,761		
OFC	OFFICE				738	738		62.29	45,973		
Ttl Gross Liv / Lease Area					3,720	3,720	3,720		231,734		

