Property Location 200 NORTH MAIN ST #1 | Map ID 25/ 4/ 1/ / | Bldg Name | State Use 343
Vision ID 1613 | Account # 1648 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 3:01:39 P

| CURRENT OWNER | TOPO | UTILITIES | STRT / ROAD | LOCATION |
|---|---|---|---|---|
| SAF & FPF REALTY LLC | | | | |
| 5 IROQUOIS LN | | | | |
| WILBRAHAM MA 01095 | | | | |

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit | NIA |
| Chapter La | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | |
| GIS ID F_379382_2852699 | Assoc Pid# |

**CURRENT ASSESSMENT**

| Description | Code | Assessed | Assessed |
|---|---|---|---|
| COMMERC. | 343 | 322,100 | 322,100 |
| | Total | 322,100 | 322,100 |

1006
EAST LONGMEADOW, MA

**VISION**

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| SAF & FPF REALTY LLC | 24467 | 0344 | 03-25-2022 | Q | I | 315,000 | 00 |
| 200 NORTH MAIN STREET LLC | 19433 | 0272 | 09-06-2012 | Q | I | 270,000 | 00 |
| FURST KEN R + WILSON KAREN C,AS GEN | 05154 | 0014 | 08-24-1981 | U | I | 0 | |
| GRALIA | 00000 | 0000 | | U | | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2022 | 343 | 306,700 | 2021 | 343 | 306,700 | 2020 | 343 | 306,700 |
| | Total | 306,700 | | Total | 306,700 | | Total | 306,700 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

**OTHER ASSESSMENTS**

| Code | Description | Number | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 343 | 200 |

**NOTES**

UNIT ONE SOUTH MEADOW BUILDING-
SFL=PARTITIONED OFFICE SPACE

BP RECHECK 6/23

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 322,100 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 0 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 322,100 |
| Valuation Method | C |
| Total Appraised Parcel Value | 322,100 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 202201103 | 03-30-2022 | 8 | RENOVATION | 48,985 | 06-20-2022 | 50 | | |
| 201203185 | 09-23-2012 | 9 | ALTERATION | 18,500 | | | | WALL PARTITION |
| 24 | 02-01-1989 | MN | Manual Note | 125,000 | | | | OFFICE |

**VISIT / CHANGE HISTORY**

| Date | Id | Type | Is | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 06-20-2022 | 334 | | | 15 | PERMIT VISIT |
| 04-20-2021 | 333 | | | 14 | INSPECTED |
| 06-28-2013 | 317 | | | 15 | PERMIT VISIT |
| 05-20-2004 | 303 | | | 14 | INSPECTED |

**LAND LINE VALUATION SECTION**

| B | Use Code | Description | Zone | Land Type | Land Units | | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | | Adj Unit P | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 343 | COMM CONDO | BUS | SITE | 0 | SF | 0.00 | 1.00000 | | 1.00 | 200 | 1.000 | | | 0.0000 | 0 | 0 |
| | | | | Total Card Land Units | 0 | SF | Parcel Total Land Area | | | 0.00 | | | | | Total Land Value | | 0 |

Property Location 200 NORTH MAIN ST #1 | Map ID 25/ 4/ 1/ / | Bldg Name | State Use 343
Vision ID 1613 | Account # 1648 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 3:01:40 P

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 63 | CONDO-OFC |
| Model | 06 | COM CONDO |
| Grade | C+ | AVG. (+) |
| Stories | 2.00 | 2 STORY |
| Foundation | 6 | SLAB |
| Interior Wall 1 | 1 | DRYWALL |
| Interior Wall 2 | | |
| Interior Floor 1 | 4 | CARPET |
| Interior Floor 2 | | |
| Heat Fuel | 2 | GAS |
| Heat Type | 1 | FORCED H/A |
| AC Type | 03 | FULL |
| Bedrooms | 0 | |
| Full Baths | 1 | |
| Half Baths | 2 | |
| Extra Fixtures | 1 | |
| Total Rooms | 0 | |
| Bath Style | A | AVERAGE |
| Num Kitchens | 1 | |
| Kitchen Style | A | AVERAGE |
| FBM Sqft | | |
| FBM Quality | | |
| Fireplaces | | |
| WS Flues | | |
| Central Vac | | 0 |
| Frame | 1 | WOOD |
| Bsmt Floor | | |
| Bsmt Garage | | |
| #Heat Sys | 1 | |
| Occupancy | 1 | |
| Int Vs Ext | S | |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| | | |

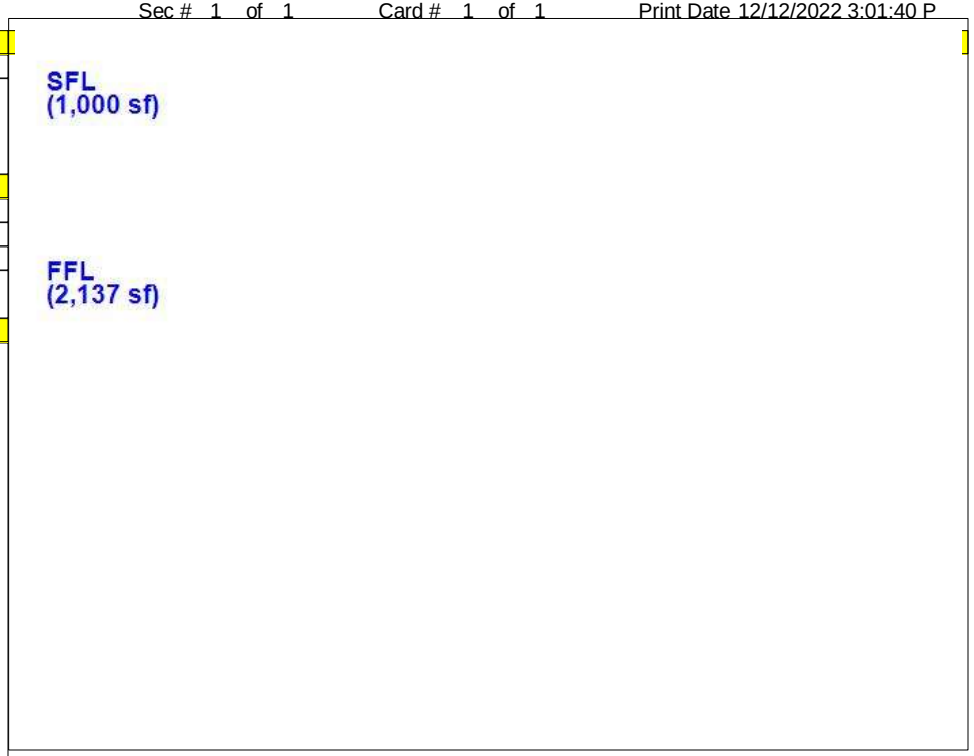
## CONDO DATA

| | | | | | |
|---|---|---|---|---|---|
| Parcel Id | 6780 | C | 0070 | Owne | |
| | MEADOW PLACE | B | 1 | S | 1 |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Unit Type C | | | |
| Unit Locatio | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 110.55 |
| Building Value New | 378,901 |
| Year Built | 1970 |
| Effective Year Built | 2006 |
| Depreciation Code | VG |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 15 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 85 |
| Cns Sect Rcnld | 322,100 |
| 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 | % Gd | Grade | Grade Adj. | Appr. Value |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| FFL | 1ST FLOOR | 2,137 | 2,137 | | 120.78 | 258,116 |
| SFL | 2ND FLOOR | 1,000 | 1,000 | | 120.78 | 120,785 |
| | Ttl Gross Liv / Lease Area | 3,137 | 3,137 | | | 378,901 |