Property Location 53-55 NORTH MAIN ST | Map ID 26/ 148/ 0/ / | Bldg Name | State Use 325
Vision ID 1763 | Account # 1799 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 3:25:03 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
BURACK DANIEL S		1 TYPCL		
P.O. BOX 414				
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter La		Field 8	
OC Dates	4/5/2013	Field 9	
In+Ex FY		Field 10	
Mailed			
GIS ID	F_380954_2851043	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	325	701,600	701,600
COMM LAND	325	256,500	256,500
COMMERC.	325	31,800	31,800
	Total	989,900	989,900

1006
EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BURACK DANIEL S	11074	0596	01-24-2000	U	I	540,000	
MAYNARD DONALD E + ROBERT BEAN,	02948	0135	05-02-1963	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	325	664,700	2021	340	656,800	2020	340	656,800
	325	241,300		340	241,300		340	241,300
	325	31,800		340	27,300		340	27,300
	Total	937,800		Total	925,400		Total	925,400

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			340	BG

NOTES

CRAFT 32 BISTRO - ALLIED FLOORING

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	694,600
Appraised Xf (B) Value (Bldg)	7,000
Appraised Ob (B) Value (Bldg)	31,800
Appraised Land Value (Bldg)	256,500
Special Land Value	0
Total Appraised Parcel Value	989,900
Valuation Method	C
Total Appraised Parcel Value	989,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202002826	10-22-2020	6	SIGN	2,500	06-29-2021	100	06-29-2021	1 40 SQ FT ILLUMINATED SI
201903142	11-01-2019	6	SIGN	0		100		TEMPORARY 32 SQ FT SIGN
201803082	10-31-2018	6	SIGN	2,850	06-06-2019	100	06-06-2019	2-SIGNS FOR ALLIED FLOO
201400179	03-01-2014	6	SIGN	3,180	06-02-2014	100	06-02-2014	BAYSTATE RUG DISTRIBUT
201300743	04-16-2013	6	SIGN	3,500				BENTLEY`S
201300046	01-09-2013	7	REMODEL	50,000				OC 4/5/2013 BENTLEYS RE
302	09-14-2005	15	TENT	350				TEMPORARY

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
06-29-2021	400			15	PERMIT VISIT
03-08-2021	334			14	INSPECTED
06-06-2019	400			15	PERMIT VISIT
06-02-2014	317			15	PERMIT VISIT
06-28-2013	317			15	PERMIT VISIT
06-28-2013	317			15	PERMIT VISIT
06-28-2013	317			14	INSPECTED

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	325	STORE	BUS	SITE	43,560	SF	3.35	1.71000	E	1.00	BG	1.000			0	5.73	249,600
1	325	STORE	BUS	EXCESS	0.870	AC	52,500.00	1.00000	0	0.15	BG	1.000	CNRS/WET2		0	7,875	6,900
				Total Card Land Units	1.87	AC	Parcel Total Land Area:			1.87						Total Land Value	256,500

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CONSTRUCTION DETAIL

Element	Cd	Description
Style:	78	STORE
Model	94	COMMERCIAL
Grade	B	GOOD
Stories	1.00	1 STORY
Occupancy	2.00	
Exterior Wall 1	8	BRICK VENR
Exterior Wall 2	21	CONC BLOCK
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heating Fuel	2	GAS
Heating Type	1	FORCED H/A
AC Percent	100	
FBM Sqft	5616	
Bldg Use	325	STORE
Total Rooms	0	
Bedrooms	0	
Full Baths	0	
Half Baths	7	
Extra Fixtures	2	
#Heat Sys	1	
Frame	2	STEEL
Bath Style	A	AVERAGE
Foundation	6	SLAB
Partitions	T	TYPICAL
Wall Height	12.00	
FBM Quality	3.00	
Overhead Door		
Kitchens	1	

CONSTRUCTION DETAIL (CONTINUED)

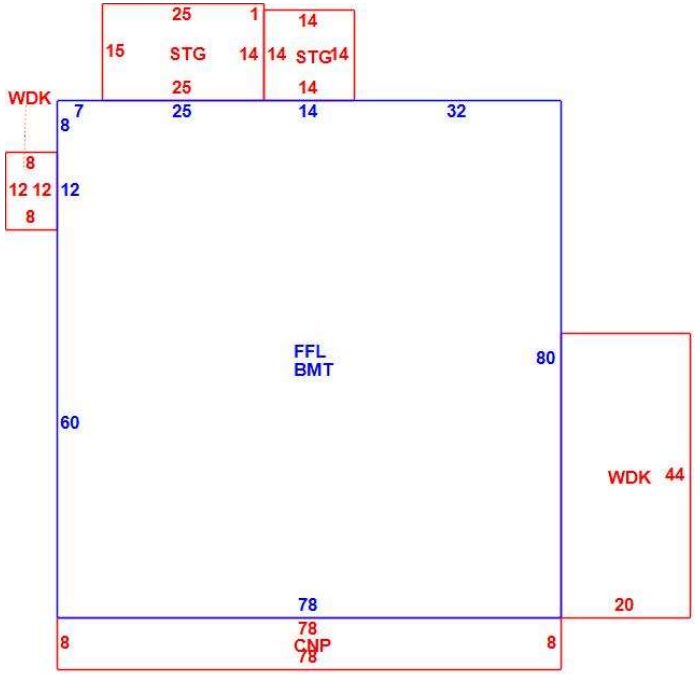
Element	Cd	Description

MIXED USE

Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION

RCN	817,143
Year Built	1963
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	694,600
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	% Good	Grade	Grade Adj	Appr. Value
85	PAVING	L	26,076	1.61	1963	AV	55	A	1.00	23,100
84	SIGN-ILU	L	46	40.25	2000	GD	70	V	1.50	1,900
77	LITE-SIN	L	4	690.00	2000	GD	70	A	1.00	1,900
81	COOLER	B	192	46.00	2003	GD	79	A	1.00	7,000
88	FENCE-6	L	72	9.78	2000	AV	55	A	1.00	400
22	WOOD DK	L	880	9.20	2018	AV	55	A	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	6,240		20.73	129,350
CNP	CANOPY	0	624		5.15	3,213
FFL	1ST FLOOR	6,240	6,240		103.65	646,749
STG	STORAGE	0	571		41.39	23,631
WDK	WOOD DECK	0	976		14.55	14,199
	Ttl Gross Liv / Lease Area	6,240	14,651			817,142