

State Use 325
Print Date 12/12/2022 3:48:07 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA						
KCK HOLDING LLC 15 BALDWIN ST EAST LONGMEADOW MA 01028						1 TYPCL						Description		Code	Appraised		Assessed									
												COMMERC.		325	226,200		226,200									
												COMM LAND		325	62,600		62,600									
				SUPPLEMENTAL DATA								COMMERC.		325	8,400		8,400		VISION							
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379987_2849983				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
												Total		297,200		297,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
KCK HOLDING LLC COTE SYLVIO A + JUDITH, VEDOVELLI VEDOVELLI				16066 0496		07-20-2006		U	I	350,000		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				07203 0483		06-27-1989		U	I	1		1A	2022	325	212,900	2021	325	211,600	2020	325	211,600					
				06455 0134		04-17-1987		U	I	1		1A		325	59,800		325	59,800		325	59,800					
				04425 0142		05-23-1977		U	I	0				325	8,400		325	7,700		325	7,700					
				Total		0.00										Total	281,100	Total	279,100	Total	279,100					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount		Code	Description		Number	Amount													Comm Int		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		78	STORE								
Model		94	COMMERCIAL								
Grade		C-	AVG. (-)								
Stories		1.00	1 STORY								
Occupancy		1.00				MIXED USE					
Exterior Wall 1		8	BRICK VENR			Code	Description			Percentage	
Exterior Wall 2		21	CONC BLOCK			325	STORE			100	
Roof Structure		4	FLAT							0	
Roof Cover		4	TAR+GRAVEL							0	
Interior Wall 1		5	MINIMUM			COST / MARKET VALUATION					
Interior Wall 2		1	DRYWALL			RCN			370,813		
Interior Floor 1		12	CONCRETE								
Interior Floor 2		4	CARPET								
Heating Fuel		2	GAS								
Heating Type		1	FORCED H/A			Year Built			1960		
AC Percent		100				Effective Year Built			1982		
FBM Sqft						Depreciation Code			FA		
Bldg Use		325	STORE			Remodel Rating					
Total Rooms		0				Year Remodeled					
Bedrooms		0				Depreciation %			39		
Full Baths		0				Functional Obsol					
Half Baths		2				External Obsol					
Extra Fixtures		0				Trend Factor			1		
#Heat Sys		1				Condition					
Frame		2	STEEL			Condition %					
Bath Style		A	AVERAGE			Percent Good			61		
Foundation		6	SLAB			Cns Sect Rcnd			226,200		
Partitions		T	TYPICAL			Dep % Ovr					
Wall Height		14.00				Dep Ovr Comment					
FBM Quality						Misc Imp Ovr					
Overhead Door						Misc Imp Ovr Comment					
Kitchens		0				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	7,992	1.61	1960	AV	55	A	1.00	7,100	
87	FENCE-4	L	64	6.90	1990	AV	55	A	1.00	200	
88	FENCE-6	L	72	9.78	1980	AV	55	A	1.00	400	
67	CANOPY/CAR	L	216	5.75	2018	AV	55	A	1.00	700	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				3,888	3,888		74.64	290,201		
OFC	OFFICE				1,080	1,080		74.64	80,612		
Ttl Gross Liv / Lease Area					4,968	4,968			370,813		

				108	
OFC	36	36	FFL		36
30			108		



15 BALDWIN ST