

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION							
EAST LONGMEADOW CENTER VILL C/O WALGREENS 40 ISLAND POND RD SPRINGFIELD MA 01118						1	TYPCL					Description		Code	Appraised		Assessed								
												COMMERC.	325	1,565,600		1,565,600									
												COMM LAND	325	291,200		291,200									
SUPPLEMENTAL DATA												COMMERC.		325	41,100		41,100								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380561_2850205						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
												Total		1,897,900		1,897,900									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
EAST LONGMEADOW CENTER VILLAGE LL MAPLE ST ASSOCIATES LLP				27627 LC00	LC 0000	10-29-1996 09-14-1951	U U	I I	385,000 0		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
											2022	325 325 325	1,524,800 268,400 41,100	2021	325 325 325	1,524,800 268,400 41,100	2020	325 325 325	1,524,800 268,400 41,100						
Total		1,834,300		Total		1,834,300		Total		1,834,300															
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 Appraised Bldg. Value (Card) 1,550,300 Appraised Xf (B) Value (Bldg) 15,300 Appraised Ob (B) Value (Bldg) 41,100 Appraised Land Value (Bldg) 291,200 Special Land Value 0 Total Appraised Parcel Value 1,897,900 Valuation Method C Total Appraised Parcel Value 1,897,900											
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name			B		Tracing			Batch															
0001							325			BG															
NOTES																									
WALGREENS																									
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	
201402221		09-24-2014		62	SOLAR		90,608		03-27-2015		100	03-27-2015		ROOF TOP				03-09-2021		334			14	INSPECTED	
92		05-01-2005		6	SIGN		20,000							4.8` X 8.8` GROUND				03-27-2015		317			15	PERMIT VISIT	
91		05-01-2005		6	SIGN		2,500							21` X 16.9` WALL				01-06-2006		311			15	PERMIT VISIT	
90		05-01-2005		6	SIGN		2,500							21` X 16.9` WALL				01-05-2006		311			15	PERMIT VISIT	
249		08-19-2004		60	COMM BLDG		1,160,000							OC 3/15/2005				01-05-2006		311			3	MEAS+INSPCTD	
30		03-04-2004		5	DEMOLITION		37,400											12-29-2004		311			3	MEAS+INSPCTD	
																		07-08-1992		107			3	MEAS+INSPCTD	
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		50,825	SF	3.35	1.71000		E	1.00	BG	1.000					0	5.73	291,200			
Total Card Land Units							1.17	AC	Parcel Total Land Area: 1.17							Total Land Value							291,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	78	STORE			
Model	94	COMMERCIAL			
Grade	A+	EXCELLENT			
Stories	1.00	1 STORY			
Occupancy	1.00				
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	5	LINO/VINYL			
Interior Floor 2	12	CONCRETE			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	325	STORE			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	2				
Extra Fixtures	3				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	14.00				
FBM Quality					
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION		
RCN		1,823,846
Year Built		2004
Effective Year Built		2006
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		15
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		85
Cns Sect Rcnd		1,550,300
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	18,000	1.61	2004	VG	85	G	1.25	30,800
84	SIGN-ILU	L	38	40.25	2005	GD	70	G	1.25	1,300
81	COOLER	B	132	46.00	2006	AV	85	G	1.25	6,500
82	FREEZER	B	120	69.00	2006	GD	85	G	1.25	8,800
77	LITE-SIN	L	3	690.00	2005	GD	70	G	1.25	1,800
78	LITE-DBL	L	9	920.00	2005	GD	70	G	1.25	7,200
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0
SOL	Solar Panels	B	1	0.00	2006		85		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	13,566	13,566		133.32	1,808,648	
OPF	OPEN PORCH	0	1,140		13.33	15,199	
Ttl Gross Liv / Lease Area		13,566	14,706			1,823,847	

