

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION					
PRIDE REAL ESTATE LLC 246 COTTAGE ST SPRINGFIELD MA 01104						1	TYPCL					Description		Code	Appraised		Assessed						
												COMMERC.	325	296,400		296,400							
												COMM LAND	325	354,600		354,600							
SUPPLEMENTAL DATA												COMMERC.		325	71,500		71,500						
Alt Prcl ID						Received NIA Field 8 Field 9 Field 10																	
SP Permit																							
Chapter La																							
OC Dates																							
In+Ex FY																							
Mailed																							
GIS ID F_381068_2850700						Assoc Pid#						Total		722,500		722,500							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
PRIDE REAL ESTATE LLC PRIDE LIMITED PARTNERSHIP ROMITO JOHN W BAYBANK VALLEY TR C/O BKBOSTON,				24355	0446	01-14-2022	U	I	723,800		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				21481	0334	12-08-2016	U	I	561,821		1V	2022	325	299,600	2021	325	509,400	2020	325	509,400			
				11135	0022	03-24-2000	U	I	485,000		1		325	336,500		325	336,500		325	336,500			
				03249	0072	03-31-1967	U	I	0				325	71,500		325	71,500		325	71,500			
												Total		707,600		Total		917,400		Total		917,400	
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																		
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B		Tracing			Batch													
0001							325			BG													
NOTES																							
VACANT												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										284,700 11,700 71,500 354,600 0 722,500 C 722,500	
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					
22		02-06-2007		6	SIGN		1,000				3` X 8` WALL (REFLECTIONS REFLECTIONS NVC IRINA - NVC 1` X 12` WALL		03-08-2021	334			14	INSPECTED					
400		12-04-2006		6	SIGN		1,000						01-11-2008	317			15	PERMIT VISIT					
17		01-14-2005		6	SIGN		500						02-01-2007	311			15	PERMIT VISIT					
395		12-21-2004		6	SIGN		2,000						01-05-2006	311			15	PERMIT VISIT					
299		11-01-2001		6	SIGN		6,000						01-20-2005	311			15	PERMIT VISIT					
11		01-10-2001		6	SIGN		600						03-21-2002	105			14	INSPECTED					
10		01-10-2001		6	SIGN		450					11-14-2000	200			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	41,237	SF	3.35	1.71000	E	1.00	BG	1.000			0		8.6	354,600				
Total Card Land Units						0.95	AC	Parcel Total Land Area: 0.95						Total Land Value						354,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	B	GOOD			
Stories	1.00	1 STORY			
Occupancy	2.00				
Exterior Wall 1	16	STONE VENR			
Exterior Wall 2	23	GLASS			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	2	PLASTER			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	14	ASPHL TILE			
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	4				
Extra Fixtures	2				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Overhead Door					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION		
RCN		537,151
Year Built		1967
Effective Year Built		1994
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		20
External Obsol		
Trend Factor		1
Condition		RV
Condition %		53
Percent Good		53
Cns Sect Rcnd		284,700
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	30,000	1.61	1975	GD	70	G	1.25	42,300
84	SIGN-ILU	L	50	40.25	2001	GD	70	G	1.25	1,800
66	CANOPY	L	760	40.25	1967	GD	70	G	1.25	26,800
81	COOLER	B	240	46.00	2004	GD	85	G	1.25	11,700
77	LITE-SIN	L	1	690.00	2000	GD	70	G	1.25	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	5,333	5,333		89.76	478,714	
LLV	LOWR LEVEL	0	2,602		22.46	58,437	
Ttl Gross Liv / Lease Area		5,333	7,935			537,151	

