

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION					
GRAHAM STEVEN L TR 35 INDUSTRIAL DR EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed						
												COMMERC.	326	90,800		90,800							
												COMM LAND	326	520,000		520,000							
SUPPLEMENTAL DATA												COMMERC.		326	31,000		31,000						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380166_2849365						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		641,800		641,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
GRAHAM STEVEN L TR COYOTE REALTY LLC 7 ROADS STATION INC RINTOUL JAMES A, RINTOUL M ISABELLE HEIRS				23042 0478		01-13-2020		U	V	1,100,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				23042 0291		01-13-2020		U	V	0		1B	2022	326	65,000	2021	326	25,000	2020	390	500,100		
				15265 0281		08-15-2005		U	I	700,000		1	326	500,100	326	500,100							
				09789 0286		03-07-1997		U	I	1		1A	326	31,000									
04876 0027				12-06-1979		U	I	0		Total		596,100		Total		525,100		Total		508,100			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount												Comm Int	
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						390		BG															
NOTES												Appraised Bldg. Value (Card) 90,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 31,000 Appraised Land Value (Bldg) 520,000 Special Land Value 0 Total Appraised Parcel Value 641,800 Valuation Method C Total Appraised Parcel Value 641,800											
FY 13 COMBINED ALL SIX LOTS NKA 64																							
MAPLE ST. ALL OTHER PARCELS																							
CLOSED.																							
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	
202201959		06-08-2022		6	SIGN		100				0			ATT'D TO BLDG		07-13-2021		334			15	PERMIT VISIT	
202201958		06-08-2022		6	SIGN		50				0			FREESTANDING SIGN		06-30-2021		400			15	PERMIT VISIT	
202102773		09-09-2021		6	SIGN		1,500		06-13-2022		100	06-13-2022				07-01-2020		334			15	PERMIT VISIT	
202101651		05-03-2021		6	SIGN		1,500		06-30-2021		100	06-30-2021		16 SQ FT		12-03-2010		317			15	PERMIT VISIT	
202000912		03-10-2020		8	RENOVATION		100,000		07-13-2021		100	07-13-2021		CONVERTED INTO A ICE CR		01-19-2010		316			15	PERMIT VISIT	
254		10-26-2009		8	RENOVATION		25,000							FLOOR AND JOISTS		01-19-2010		316			15	PERMIT VISIT	
136		06-30-2009		15	TENT		0							TEMPORARY		01-06-2006		311		2	MEASURED		
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	326	RST/BAR		MUL	SITE	27,000 SF		4.08	1.56000	D	1.00	BA	1.000	BUS ZONE FRONT/IND ZON				0	9.55	257,900			
1	326	RST/BAR		MUL	SITE	40,000 SF		3.35	0.70000	B	1.00	BA	1.000					0	3.52	140,800			
1	326	RST/BAR		MUL	EXCESS	1.540 AC		52,500.00	1.00000	0	1.00	BA	1.000					0	78,750	121,300			
Total Card Land Units						3.08 AC		Parcel Total Land Area: 3.08				Total Land Value 520,000											

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	C	AVERAGE									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	3	HARDWOOD									
Interior Floor 2											
Heating Fuel	3	ELECTRIC									
Heating Type	10	NOT DUCTED									
AC Percent	100										
FBM Sqft											
Bldg Use	326	RST/BAR									
Total Rooms	2										
Bedrooms	0										
Full Baths	0										
Half Baths	1										
Extra Fixtures											
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height											
FBM Quality											
Overhead Door											
Kitchens											

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
83	SIGN	L	35	28.75	2021	VG	85	V	1.50	1,300
85	PAVING	L	30,628	1.61	2021	AV	55	A	1.00	27,100
02	SHED/FR	L	640	7.48	2021	AV	55	A	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	916	916		109.40	100,206	
OFF	OPEN PORCH	0	336		11.07	3,719	
WDK	WOOD DECK	0	186		15.29	2,844	
Ttl Gross Liv / Lease Area		916	1,438			106,769	

