

State Use 323
Print Date 12/12/2022 11:47:42

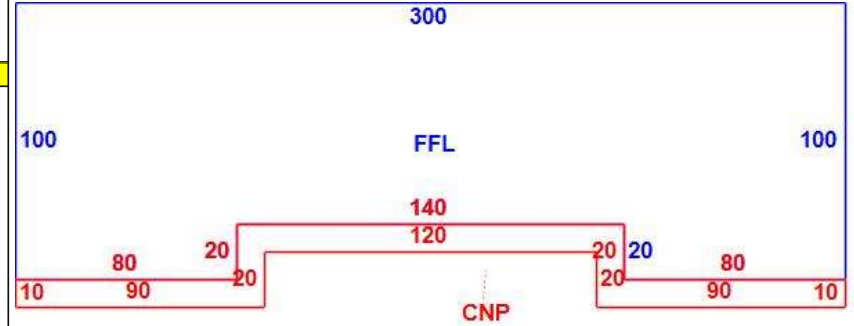
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	95	REG SHOP CTR			
Model	94	COMMERCIAL			
Grade	A	VERY GOOD			
Stories	1.00	1 STORY			
Occupancy	12.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2	8	BRICK VENR			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	8	PLYWD PANL			
Interior Wall 2	1	DRYWALL			
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	323	SHOPCTR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	27				
Extra Fixtures	19				
#Heat Sys	12				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	A	ABV AVG			
Wall Height	12.00				
FBM Quality					
Overhead Door					
Kitchens	2				

MIXED USE		
Code	Description	Percentage
323	SHOPCTR	100
		0
		0

COST / MARKET VALUATION		
RCN		5,080,198
Year Built		1974
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 Rcnd		4,318,200
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	365,70	1.61	1995	AV	55	A	1.00	323,800
77	LITE-SIN	L	5	690.00	1995	AV	55	A	1.00	1,900
78	LITE-DBL	L	18	920.00	1994	AV	55	A	1.00	9,100
62	S-D BOX	B	336	57.50	1995	AV	85	P	0.75	12,300
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	3,400		9.28	31,554	
FFL	1ST FLOOR	27,200	27,200		185.61	5,048,644	
Ttl Gross Liv / Lease Area		27,200	30,600			5,080,198	

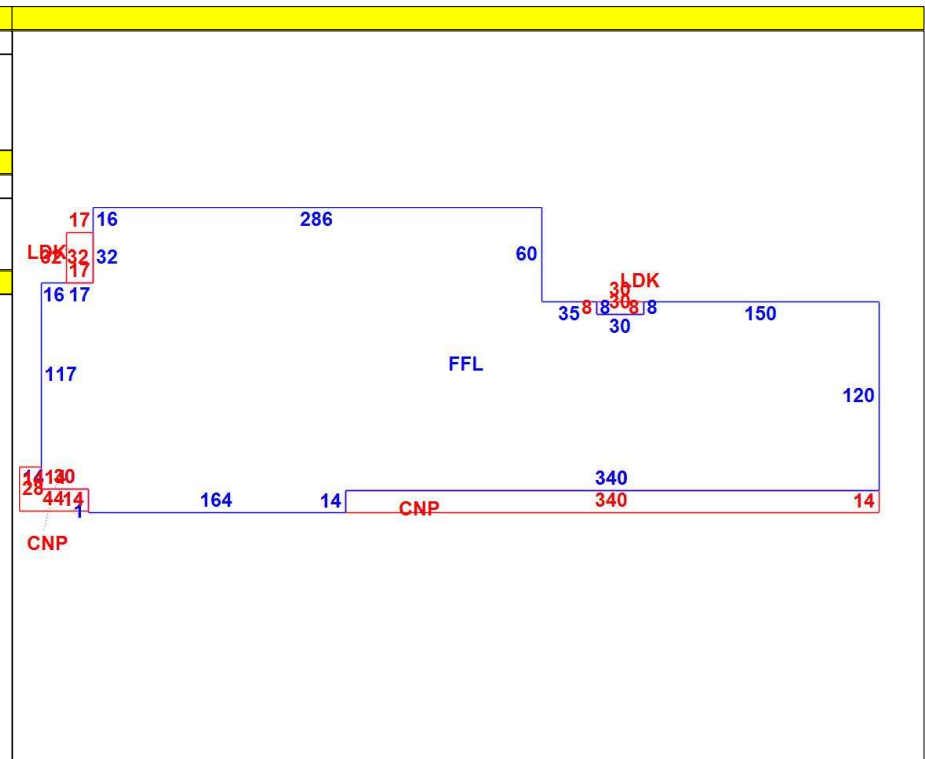


State Use 323
Print Date 12/12/2022 11:47:43

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	95	REG SHOP CTR			
Model	94	COMMERCIAL			
Grade	A	VERY GOOD			
Stories	1.00	1 STORY			
Occupancy	10.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2	23	GLASS			
Roof Structure	4	FLAT			
Roof Cover	11	MEMBRANE			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	14	ASPHL TILE			
Interior Floor 2	4	CARPET			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	323	SHOPCTR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	17				
Extra Fixtures	11				
#Heat Sys	10				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	A	ABV AVG			
Wall Height	12.00				
FBM Quality					
Overhead Door	04	4 OVD			
Kitchens	2				

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
61	ELEV-COMME	B	2	75000.00	2002	AV	90		0.00	135,000
81	COOLER	B	496	46.00	2002	AV	90	A	1.00	20,500
82	FREEZER	B	192	69.00	2002	AV	90	A	1.00	11,900
82	FREEZER	B	823	69.00	2002	AV	90	A	1.00	51,100
81	COOLER	B	160	46.00	2002	GD	90	G	1.25	8,300
91	LOAD LEV	B	4	3680.00	2002	AV	90	A	1.00	13,200
81	COOLER	B	150	46.00	2002	AV	90	A	1.00	6,200
81	COOLER	B	504	46.00	2002	AV	90	A	1.00	20,900
81	COOLER	B	592	46.00	2002	AV	90	A	1.00	24,500
81	COOLER	B	60	46.00	2002	AV	90	A	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	5,572		9.08	50,580	
FFL	1ST FLOOR	83,662	83,662		181.29	15,166,992	
LDK	LOADING DK	0	784		18.04	14,141	
Ttl Gross Liv / Lease Area		83,662	90,018			15,231,713	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION				
HERITAGE MZL LLC C/O KATZ PROPERTIES LLC 254 WEST 31ST ST 4TH FL NEW YORK NY 10001				1	TYPCL					Description	Code	Appraised	Assessed									
										COMMERC.	323	18,344,300	18,344,300									
										COMM LAND	323	3,830,700	3,830,700									
		SUPPLEMENTAL DATA					COMMERC.	323	334,800	334,800												
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377454_2854927					Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMMERC.	326	661,300	661,300												
							COMMERC.	326	52,400	52,400												
										Total		23,223,500	23,223,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2022	323	19,198,400	2021	323	19,283,300	2020	323	19,283,300
															323	2,428,400		323	2,428,400		323	2,428,400
															323	334,800		323	340,200		323	340,200
															326	744,200		326	744,200		326	744,200
										Total		22,758,200	Total	22,849,700	Total	22,849,700						
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												APPRAISED VALUE SUMMARY 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 347,200 387,200 3,830,700 0 23,223,500 C										
ASSESSING NEIGHBORHOOD												Total Appraised Parcel Value 23,223,500										
Nbhd		Nbhd Name		B		Tracing		Batch														
0001								BG														
NOTES																						
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					
LAND LINE VALUATION SECTION																						
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value							
Total Card Land Units						Parcel Total Land Area:					Total Land Value					3,830,700						

State Use 323
Print Date 12/12/2022 11:47:44

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
HERITAGE MZL LLC C/O KATZ PROPERTIES LLC 254 WEST 31ST ST 4TH FL NEW YORK NY 10001				1	TYPCL					Description	Code	Appraised	Assessed								
										COMMERC.	323	18,344,300	18,344,300								
										COMM LAND	323	3,830,700	3,830,700								
		SUPPLEMENTAL DATA					COMMERC.	323	334,800	334,800											
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377454_2854927					Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMMERC.	326	661,300	661,300											
							COMMERC.	326	52,400	52,400											
										Total		23,223,500	23,223,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
HERITAGE MZL LLC HERITAGE PARK II E + A LLC, E AND A ACQUISITION TWO,LIMITED PART J R S REALTY INC, TRANSAMERICAN NATURAL		19900	0008	07-01-2013	U	I	27,270,073	1					Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17979	0537	09-10-2009	U	I	10	1B	2022	323	19,198,400	2021	323	19,283,300	2020	323	19,283,300				
		10810	0440	06-17-1999	U	I	14,525,000			323	2,428,400		323	2,428,400		323	2,428,400				
		07581	0336	11-01-1990	U	I	1	1B		323	334,800		323	340,200		323	340,200				
		06659	0343	10-21-1987	U	I	1	1I		326	744,200		326	744,200		326	744,200				
										Total		22,758,200	Total	22,849,700	Total	22,849,700					
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										Appraised Bldg. Value (Card) 631,700 Appraised Xf (B) Value (Bldg) 347,200 Appraised Ob (B) Value (Bldg) 387,200 Appraised Land Value (Bldg) 3,830,700 Special Land Value 0 Total Appraised Parcel Value 23,223,500 Valuation Method C Total Appraised Parcel Value 23,223,500											
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						323		BG													
NOTES																					
NINETY-NINE RESTAURANT SUB DIV #845-INTERIOR REMODELED 2008, CHANGED TO VG. 1/19/2010 ALL PERMITS COMPLETE 2015 REMOVED ONE INTERIOR WALL BETWEEN BAR AND DINING, OTHER MINOR CHANGES NEW BOOTHS NEW LIGHTS & CEILING																					
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						
202002342	10-21-2020	15	TENT	4,800	07-06-2021	100	07-06-2021	20X40 FRAME FOR OUTDOO													
201900080	01-09-2019	42		1,200	06-10-2019	100	06-10-2019	99 RESTAURANT REPAIRS T													
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value				
3	326	RST/BAR	MUL	SITE	0 SF	0.00	1.71000	E	1.00	BG	1.000			0		0	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area: 13.22					Total Land Value					3,830,700				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	2	HIP									
Roof Cover	9	METAL									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	6	CERAMIC TL									
Interior Floor 2											
Heating Fuel	1	OIL									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	326	RST/BAR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	11										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	1										

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
81	COOLER	B	136	46.00	2010	GD	91	G	1.25	7,100
81	COOLER	B	160	46.00	2010	GD	91	G	1.25	8,400
82	FREEZER	B	180	69.00	2010	GD	91	G	1.25	14,100
78	LITE-DBL	L	1	920.00	1997	GD	70	G	1.25	800
85	PAVING	L	35,000	1.61	1997	GD	70	G	1.25	49,300
84	SIGN-ILU	L	44	40.25	2008	VG	85	V	1.50	2,300
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
EFP	ENCL PORCH	0	240		37.64	9,035	
FFL	1ST FLOOR	5,460	5,460		125.48	685,132	
Ttl Gross Liv / Lease Area		5,460	5,700			694,167	

