

Property Location 14 HARKNESS AV
Vision ID 225

Account # 231

Map ID 13/ 20A/ 2/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 325
Print Date 12/12/2022 11:48:47

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
CHANG + WOO INC 14 HARKNESS AV EAST LONGMEADOW MA 01028				1	TYPCL					Description	Code	Appraised	Assessed								
										COMMERC.	325	155,100	155,100								
										COMM LAND	325	131,000	131,000								
SUPPLEMENTAL DATA										COMMERC.	325	10,700	10,700								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376693_2855681						Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		296,800	296,800								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CHANG + WOO INC OMEGA CLEANERS LLC RUBIN MICHAEL A, RUBIN IRVING D + FREDAN				22668	0507	05-17-2019	U	I	600,000	1	1B 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				15923	0114	05-24-2006	U	I	400,000	2022		325	145,500	2021	325	140,500	2020	325	140,500		
				09390	0306	02-14-1996	U	I	1	325		124,800	325	124,800	325	124,800					
				04196	0395	11-03-1975	U	I	0	325		10,700	325	10,700	325	10,700					
Total												281,000	Total	276,000	Total	276,000					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 155,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 10,700 Appraised Land Value (Bldg) 131,000 Special Land Value 0 Total Appraised Parcel Value 296,800 Valuation Method C Total Appraised Parcel Value 296,800												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						325		BG													
NOTES																					
OMEGA CLEANERS																					
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						
8	01-02-2007	4	ADDITION	77,000				14` X 47` FOR STORAGE &		03-03-2021	334			14	INSPECTED						
283	10-18-2001	9	ALTERATION	5,500				RMVE SIDING;RPR WALL,W		02-01-2008	317			15	PERMIT VISIT						
98	05-22-1997	MN	Manual Note	500				SIGN		05-11-2004	303			3	MEAS+INSPCTD						
247	10-02-1996	6	SIGN	1,500				SIGN		02-05-2002	274			15	PERMIT VISIT						
246	10-02-1996	6	SIGN	1,500				SIGN		01-13-1998	200			15	PERMIT VISIT						
47	04-03-1996	9	ALTERATION	10,000				ALTER		12-12-1996	200			14	INSPECTED						
										07-01-1992	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.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value				
1	325	STORE	BUS	SITE	12,805 SF	6.56	1.56000	D	1.00	BA	1.000			0		10.23	131,000				
Total Card Land Units					0.29	AC	Parcel Total Land Area: 0.29					Total Land Value					131,000				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	D+	FAIR (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	2	CLAPBOARD									
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	5	MINIMUM									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	12	CONCRETE									
Interior Floor 2	14	ASPHL TILE									
Heating Fuel	2	GAS									
Heating Type	5	STEAM									
AC Percent	0										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	1										
Extra Fixtures	1										
#Heat Sys	5										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	L	LIGHT									
Wall Height	9.00										
FBM Quality											
Overhead Door	02	2 OVD									
Kitchens	0										

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	6,672	1.61	1996	GD	70	G	1.25	9,400
84	SIGN-ILU	L	28	40.25	1997	GD	70	A	1.00	800
02	SHED/FR	L	96	7.48	2007	GD	70	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	60		3.59	215	
FFL	1ST FLOOR	3,172	3,172		71.83	227,852	
Ttl Gross Liv / Lease Area		3,172	3,232			228,067	

