

State Use 342
Print Date 12/12/2022 11:52:18

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION							
LONGMEADOW OFFICE TRS LLC 999 CORPORATE DR SUITE 210 LADERA RANCH CA 92694						1	TYPCL					Description	Code	Appraised	Assessed										
												COMMERC.	342	1,821,400	1,821,400										
												COMM LAND	342	301,600	301,600										
SUPPLEMENTAL DATA												COMMERC.	342	42,400	42,400										
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_378586_2854004								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		2,165,400	2,165,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LONGMEADOW OFFICE TRS LLC 294 NORTH MAIN ST LLC EAST LONGMEADOW MEDICAL LLC LAPLANTE RAYMOND E + VALLEY PLAN				23397	0576	09-01-2020	U	I	3,000,000		1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				21587	0290	03-03-2017	Q	I	3,200,000		00	2022	342	1,673,300	2021	342	2,699,100	2020	342	2,699,100					
				09535	0292	06-26-1996	U	I	250,000		1		342	284,300		342	284,300		342	284,300					
				06045	0108	03-28-1986	U	I	1		1B		342	42,400		342	42,400		342	42,400					
				05594	0209	04-13-1984	U	I	68,000		1	Total	2,000,000	Total	3,025,800	Total	3,025,800								
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						342				BG															
NOTES																									
SUB DIV #424,457 + 465 BC CONFIRMS BP202202639 COMP 10/17/22																									
ASCENT DENTAL CARE -1ST FLR																									
ASCENT DENTAL BILLING DEPT-LFL																									
CALI MED SPA																									
8 UNITS - 3 OCCUPIED - 7 VACANT 1/24/22																									
Special Land Value 0																									
Total Appraised Parcel Value 2,165,400																									
Valuation Method C																									
Total Appraised Parcel Value 2,165,400																									
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								
202202639	08-31-2022	9	ALTERATION	31,000		0		REMV PARTITIONS, FRAME				06-23-2022	334			15	PERMIT VISIT								
202103175	11-08-2021	8	RENOVATION	29,500	06-23-2022	100	06-23-2022	INTER DEMO & RENO				06-29-2021	400			15	PERMIT VISIT								
202002578	09-17-2020	6	SIGN	940	06-29-2021	100	06-29-2021	1 - 30 SQ FT PERMANENT &				05-03-2021	400			24	ABATEMENT VI								
201200296	02-08-2012	91	INSULATION	41,500								03-08-2021	334			14	INSPECTED								
247	07-11-2006	6	SIGN	2,000				3` X 10` WALL				06-15-2012	317			15	PERMIT VISIT								
238	10-19-1998	9	ALTERATION	98,500								12-21-2006	311			15	PERMIT VISIT								
144	07-09-1997	MN	Manual Note	98.500				ALTER				05-14-2004	303			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	342	PROF OF	CO	SITE	43,560	SF	3.35	1.71000	E	1.00	BG	1.000					0	5.73	249,600						
1	342	PROF OF	CO	EXCESS	1.650	AC	52,500.00	1.00000	0	0.60	BG	1.000	ESM3				0	31,500	52,000						
Total Card Land Units					2.65	AC	Parcel Total Land Area: 2.65					Total Land Value					301,600								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	72	OFFICE-PRO			
Model	94	COMMERCIAL			
Grade	B+	GOOD (+)			
Stories	3.00	3 STORY			
Occupancy	8.00				
Exterior Wall 1	8	BRICK VENR			
Exterior Wall 2	4	VINYL			
Roof Structure	2	HIP			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	6	CERAMIC TL			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	342	PROF OF			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	19				
Extra Fixtures	45				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	10.00				
FBM Quality					
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
342	PROF OF	100
		0
		0

COST / MARKET VALUATION		
RCN		2,394,024
Year Built		1996
Effective Year Built		2004
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		17
Functional Obsol		15
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		68
Cns Sect Rcnd		1,627,900
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
61	ELEV-COMME	B	3	75000.00	2012	GD	86	G	0.00	193,500
85	PAVING	L	35,000	1.61	1996	GD	70	A	1.00	39,400
77	LITE-SIN	L	1	690.00	1996	GD	70	G	1.25	600
78	LITE-DBL	L	2	920.00	1996	GD	70	G	1.25	1,600
83	SIGN	L	30	28.75	2006	GD	70	G	1.25	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,041		21.21	22,075	
CNP	CANOPY	0	80		5.31	425	
FFL	1ST FLOOR	9,010	9,010		106.13	956,209	
LFL	LOWER FLR	5,089	5,089		90.22	459,108	
SFL	2ND FLOOR	9,010	9,010		106.13	956,209	
Ttl Gross Liv / Lease Area		23,109	24,230			2,394,026	

