

State Use 351
Print Date 12/12/2022 10:12:24

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION									
BLUE RIDGE WILDER, LLC 310 MAPLE ST EAST LONGMEADOW MA 01028						1 TYPCL						Description		Code	Appraised		Assessed												
												COMMERC.		351	224,300		224,300												
												COMM LAND		351	228,600		228,600												
				SUPPLEMENTAL DATA								COMMERC.		351	17,000		17,000												
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375442_2848004				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		469,900		469,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
BLUE RIDGE WILDER, LLC FIRST STEP NURSERY SCHOOL INC O'CONNOR KEVIN W + GINA L				24135 0349		09-21-2021		Q	I	500,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				07772 0486		08-05-1991		U	I	25,000		1	2022	351	143,400	2021	351	191,300	2020	351	191,300								
				00000 0000				U		0				351	217,700		351	217,700		351	217,700								
														351	17,000		351	17,000		351	17,000								
				Total									378,100	Total	426,000	Total	426,000												
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description			Amount		Code	Description		Number												Amount		Comm Int					
				Total		0.00																							
ASSESSING NEIGHBORHOOD														Appraised Bldg. Value (Card) 224,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,000 Appraised Land Value (Bldg) 228,600 Special Land Value 0 Total Appraised Parcel Value 469,900 Valuation Method C Total Appraised Parcel Value 469,900															
Nbhd				Nbhd Name				B				Tracing												Batch					
0001												351												BG					
NOTES																													
SUB DIV 671 +697 TREEHOUSE LEARNING CENTER																													
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						
202201291		04-13-2022		4	ADDITION		5,800		05-20-2022		100		05-20-2022		NVC=EXIT ACCESS RAMP		03-05-2021		334			14	INSPECTED						
202102917		09-30-2021		6	SIGN		250		05-20-2022		100		05-20-2022		NVC=INGROUND SIGN		06-21-2017		317			15	PERMIT VISIT						
254		08-14-2007		52	PAVILION		5,000								20` X 16`		12-26-2007		317			15	PERMIT VISIT						
224		08-01-1992		MN	Manual Note		7,000								FIN BMT		05-07-2004		303			3	MEAS+INSPCTD						
131		06-01-1991		MN	Manual Note		108,000								NURS SCH		03-01-1993		131			15	PERMIT VISIT						
																	05-08-1992		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.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value									
1	351	SCHOOL		RB	SITE	40,000 SF		3.35	1.56000	D	1.00	BA	1.000					0		5.23		209,200							
1	351	SCHOOL		RB	EXCESS	0.370 AC		52,500.00	1.00000	0	1.00	BA	1.000					0		52,500		19,400							
Total Card Land Units						1.29 AC		Parcel Total Land Area: 1.29						Total Land Value						228,600									

Property Location 310 MAPLE ST
 Vision ID 4530 Account # 4603

Map ID 6/ 120B/ D/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
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	5	LINO/VINYL									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft	1843										
Bldg Use	351	SCHOOL									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	4										
Extra Fixtures	8										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	9.00										
FBM Quality	3.00										
Overhead Door											
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
83	SIGN	L	13	28.75	2021	AV	55	A	1.00	200
85	PAVING	L	7,000	1.61	1991	AV	55	A	1.00	6,200
77	LITE-SIN	L	1	690.00	1991	AV	55	A	1.00	400
02	SHED/FR	L	80	7.48	2001	AV	55	A	1.00	300
87	FENCE-4	L	240	6.90	1994	AV	55	A	1.00	900
66	CANOPY	L	320	40.25	2001	GD	70	A	1.00	9,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,304		20.50	47,236	
FFL	1ST FLOOR	2,304	2,304		102.46	236,077	
OPF	OPEN PORCH	0	56		10.98	615	
Ttl Gross Liv / Lease Area		2,304	4,664			283,928	

