Property Location 198-200 BENTON DR | Map ID 9/ 5/ 0/ / | Bldg Name | State Use 400
Vision ID 5985 | Account # 6068 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 10:43:25

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MAPPIN CARLTON D TRUSTEE		1 TYPCL		
198 202 BENTON DR				
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter La	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID F_375576_2843674	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
INDUSTR.	400	543,700	543,700
IND LAND	400	225,400	225,400
INDUSTR.	400	19,500	19,500
Total		788,600	788,600

1006
EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MAPPIN CARLTON D TRUSTEE	13621	0008	09-24-2003	U	I	850,000	
AMERICAN SAW + MFG COMPANY,	07110	0118	03-03-1989	U	I	1,250,000	
GIRARD	06344	0355	12-30-1986	U	I	889,100	
PPE INC	04664	0197	09-26-1978	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	400	540,300	2021	400	536,500	2020	400	536,500
	400	176,600		400	176,600		400	176,600
	400	19,500		400	19,500		400	19,500
	Total	736,400		Total	732,600		Total	732,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			400	GG

NOTES

TENANTS: US FLUIDS IN & PENNAN
DISTRIBUTION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	539,300
Appraised Xf (B) Value (Bldg)	4,400
Appraised Ob (B) Value (Bldg)	19,500
Appraised Land Value (Bldg)	225,400
Special Land Value	0
Total Appraised Parcel Value	788,600
Valuation Method	C
Total Appraised Parcel Value	788,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201602840	11-22-2016	62	SOLAR	109,701	06-26-2017	100	06-26-2017	
246	11-12-1997	MN	Manual Note	750				SIGN
12	02-01-1991	MN	Manual Note	30,000				ALTERATION
182	07-01-1989	MN	Manual Note	4,500				ADDN
48	03-01-1989	MN	Manual Note	4,000				REMODEL
	01-01-1984	MN	Manual Note					WALK WAY
42+24	01-01-1982	MN	Manual Note					SPRINKLER

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
04-20-2021	333			14	INSPECTED
06-26-2017	317			15	PERMIT VISIT
03-16-2017	317			15	PERMIT VISIT
02-05-2017	317			16	FIELDREV CHG
05-10-2004	303			3	MEAS+INSPCTD
01-12-1998	200			15	PERMIT VISIT
01-18-1991	107			15	PERMIT VISIT

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	400	FACTORY	IND	SITE	85,000	SF	3.35	0.70000	B	1.00	GG	1.000			0	2.35	199,800
1	400	FACTORY	IND	EXCESS	0.610	AC	42,000.00	1.00000	0	1.00	GG	1.000			0	42,000	25,600
				Total Card Land Units	2.56	AC	Parcel Total Land Area:			2.56						Total Land Value	225,400

Property Location 198-200 BENTON DR | Map ID 9/ 5/ 0/ / | Bldg Name | State Use 400
Vision ID 5985 | Account # 6068 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 10:43:26

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	43	WAREHOUSE
Model	96	INDUSTRIAL
Grade	D+	FAIR (+)
Stories	1.00	1 STORY
Occupancy	3.00	
Exterior Wall 1	22	STEEL
Exterior Wall 2		
Roof Structure	4	FLAT
Roof Cover	9	METAL
Interior Wall 1	5	MINIMUM
Interior Wall 2	1	DRYWALL
Interior Floor 1	12	CONCRETE
Interior Floor 2	4	CARPET
Heating Fuel	2	GAS
Heating Type	7	UNIT HTRS
AC Percent	10	
FBM Sqft		
Bldg Use	400	FACTORY
Total Rooms	0	
Bedrooms	0	
Full Baths	0	
Half Baths	7	
Extra Fixtures	0	
#Heat Sys	1	
Frame	2	STEEL
Bath Style	A	AVERAGE
Foundation	6	SLAB
Partitions	T	TYPICAL
Wall Height	16.00	
FBM Quality		
Overhead Door	05	5 OVD
Kitchens	0	

CONSTRUCTION DETAIL (CONTINUED)

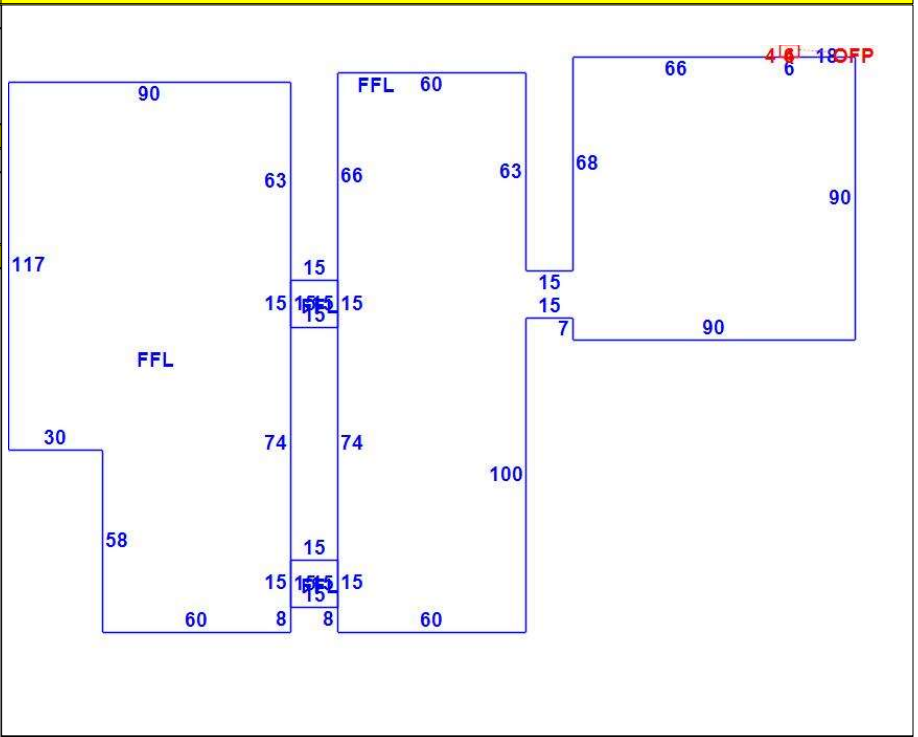
Element	Cd	Description

MIXED USE

Code	Description	Percentage
400	FACTORY	100
		0
		0

COST / MARKET VALUATION

RCN	898,916
Year Built	1979
Effective Year Built	1981
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	60
Cns Sect Rcnld	539,300
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	20,000	1.61	1979	AV	60	A	1.00	19,300
83	SIGN	L	10	28.75	1997	GD	70	A	1.00	200
91	LOAD LEV	B	2	3680.00	1980	AV	60	A	1.00	4,400
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0
SOL	Solar Panels	B	1	0.00	1980		60		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	33,465	33,465		26.86	898,863
OFP	OPEN PORCH	0	24		2.24	54
	Ttl Gross Liv / Lease Area	33,465	33,489			898,917