

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION							
MBEL LLC 41 BENTON DR EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed										
												INDUSTR.	400	622,800		622,800											
												IND LAND	400	159,500		159,500											
SUPPLEMENTAL DATA												INDUSTR.		400	19,200		19,200										
Alt Prcl ID						Received NIA Field 8 Field 9 Field 10																					
SP Permit																											
Chapter La																											
OC Dates																											
In+Ex FY																											
Mailed																											
GIS ID F_375712_2842713						Assoc Pid#																					
												Total		801,500		801,500											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MBEL LLC MCGILL REALTY MANAGEMENT COMPANY MCGILL HARRY C, MCGILL HARRY A + DOROTHY				24608	0093	06-24-2022	Q	I	1,920,000		00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				11019	0284	11-30-1999	U	I	1		1B			2022	400	597,400	2021	400	605,500	2020	400	605,500					
				09453	0449	04-18-1996	U	I	250,000		1A				400	151,600		400	151,600		400	151,600					
				04957	0083	06-23-1980	U	I	0						400	19,200		400	19,200		400	19,200					
				Total												768,200		Total		776,300		Total		776,300			
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 VALUE SUMMARY Appraised Bldg. Value (Card) 617,400 Appraised Xf (B) Value (Bldg) 5,400 Appraised Ob (B) Value (Bldg) 19,200 Appraised Land Value (Bldg) 159,500 Special Land Value 0 Total Appraised Parcel Value 801,500 Valuation Method C Total Appraised Parcel Value 801,500															
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								400			GG																
NOTES												MCGILL HOSE + COUPLING															
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					
202202905		10-14-2022		7	REMODEL		152,000		04-22-2014		0	04-22-2014		REMODEL BTHRMS & BREA		03-02-2021		334			14	INSPECTED					
201303222		12-30-2013		GEN	GENERATOR		15,000									100		16		02-05-2017		317			16	FIELDREV CHG	
19		02-28-1996		MN	Manual Note		473,105									3		04-22-2014		105			15	PERMIT VISIT			
																3				303			3	MEAS+INSPCTD			
															200			3	MEAS+INSPCTD								
															500			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	400	FACTORY		IND	SITE	40,000		3.35	0.70000	B	1.00	GG	1.000					0	2.35	94,000							
1	400	FACTORY		IND	EXCESS	1.560		42,000.00	1.00000	0	1.00	GG	1.000					0	42,000	65,500							
Total Card Land Units						2.48	AC	Parcel Total Land Area: 2.48						Total Land Value						159,500							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		43	WAREHOUSE								
Model		96	INDUSTRIAL								
Grade		C	AVERAGE								
Stories		1.00	1 STORY								
Occupancy		1.00				MIXED USE					
Exterior Wall 1		18	CORREG STL			Code	Description			Percentage	
Exterior Wall 2		21	CONC BLOCK			400	FACTORY			100	
Roof Structure		4	FLAT							0	
Roof Cover		9	METAL							0	
Interior Wall 1		5	MINIMUM			COST / MARKET VALUATION					
Interior Wall 2		1	DRYWALL			RCN			845,812		
Interior Floor 1		12	CONCRETE								
Interior Floor 2		4	CARPET								
Heating Fuel		2	GAS								
Heating Type		1	FORCED H/A			Year Built			1980		
AC Percent		10				Effective Year Built			1994		
FBM Sqft						Depreciation Code			GD		
Bldg Use		400	FACTORY			Remodel Rating					
Total Rooms		0				Year Remodeled					
Bedrooms		0				Depreciation %			27		
Full Baths		0				Functional Obsol					
Half Baths		4				External Obsol					
Extra Fixtures		6				Trend Factor			1		
#Heat Sys		1				Condition					
Frame		2	STEEL			Condition %					
Bath Style		A	AVERAGE			Percent Good			73		
Foundation		6	SLAB			Cns Sect Rcnd			617,400		
Partitions		T	TYPICAL			Dep % Ovr					
Wall Height		16.00				Dep Ovr Comment					
FBM Quality						Misc Imp Ovr					
Overhead Door						Misc Imp Ovr Comment					
Kitchens		0				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	15,000	1.61	1996	GD	70	A	1.00	16,900	
83	SIGN	L	12	28.75	1996	GD	70	A	1.00	200	
91	LOAD LEV	B	2	3680.00	1993	AV	73	A	1.00	5,400	
86	CONC PAV	L	1,500	2.30	1996	AV	60	A	1.00	2,100	
PSP	PARTIAL SPRI	L	1	1.00	1996	AV	60	A	1.00	0	
GEN	GENERATOR	B	1	0.00	1993	00	73	A	1.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
CNP	CANOPY				0	450		1.67	752		
FFL	1ST FLOOR				24,500	24,500		32.69	800,927		
OFC	OFFICE				1,350	1,350		32.69	44,133		
Ttl Gross Liv / Lease Area					25,850	26,300			845,812		

