Property Location 40 BALDWIN ST | Map ID 16/ 107/ 13/ / | Bldg Name | State Use 316
Vision ID 624 | Account # 646 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 12:44:30

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
40 BALDWIN STREET LLC		1 TYPCL		
246 MOUNTAIN ROAD				
WILBRAHAM MA 01095				

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_379743_2850440	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	316	143,800	143,800
COMM LAND	316	80,600	80,600
Total		224,400	224,400

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
40 BALDWIN STREET LLC	24208	0264	10-27-2021	U	I	290,000	1
RICHARD CHARLES	20984	0038	12-09-2015	U	V	50,000	1P
GRIGELY JOSEPH C	03090	0521	02-01-1965	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	316	79,600	2021	316	78,500	2020	316	78,500
	316	48,900		316	48,900		316	48,900
	Total	128,500		Total	127,400		Total	127,400

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			390	IA

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	143,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	80,600
Special Land Value	0
Total Appraised Parcel Value	224,400
Valuation Method	C
Total Appraised Parcel Value	224,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201602510	09-08-2016	60	COMM BLDG	86,000	06-22-2017	100	05-29-2018	26X65 METAL WHS ON 4'WA

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-02-2021	334			14	INSPECTED
05-29-2018	400			15	PERMIT VISIT
06-22-2017	317			3	MEAS+INSPCTD
06-01-2017	317			3	MEAS+INSPCTD
05-27-1980	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	316	COM WHS	IND	SITE	7,000	SF	10.47	1.10000	C	1.00	CA	1.000			0	11.52	80,600
				Total Card Land Units	0.16	AC	Parcel Total Land Area:			0.16						Total Land Value	80,600

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Vision ID 624 | Account # 646 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 12:44:32

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	30	GARAGE
Model	94	COMMERCIAL
Grade	A	VERY GOOD
Stories	1.00	1 STORY
Occupancy	1.00	
Exterior Wall 1	18	CORREG STL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	9	METAL
Interior Wall 1	5	MINIMUM
Interior Wall 2		
Interior Floor 1	12	CONCRETE
Interior Floor 2		
Heating Fuel	2	GAS
Heating Type	7	UNIT HTRS
AC Percent	10	
FBM Sqft		
Bldg Use	316	COM WHS
Total Rooms		
Bedrooms		
Full Baths		
Half Baths		
Extra Fixtures		
#Heat Sys	2	
Frame	2	STEEL
Bath Style	G	GOOD
Foundation	6	SLAB
Partitions	N	NONE
Wall Height	16.00	
FBM Quality		
Overhead Door	02	2 OVD
Kitchens		

CONSTRUCTION DETAIL (CONTINUED)

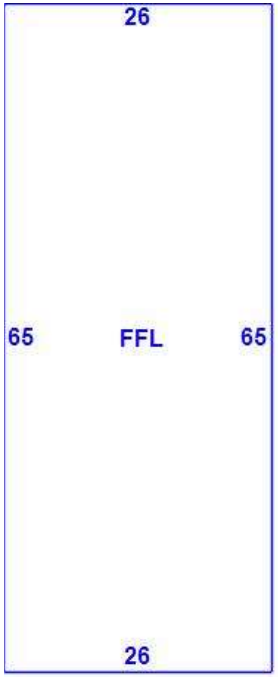
Element	Cd	Description

MIXED USE

Code	Description	Percentage
316	COM WHS	100
		0
		0

COST / MARKET VALUATION

RCN	148,255
Year Built	2016
Effective Year Built	2018
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	97
Cns Sect Rcnld	143,800
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,690	1,690		87.72	148,255
	Ttl Gross Liv / Lease Area	1,690	1,690			148,255