

Property Location 31 HARKNESS AV
 Vision ID 63

Account # 64

Map ID 12/ 33/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 4

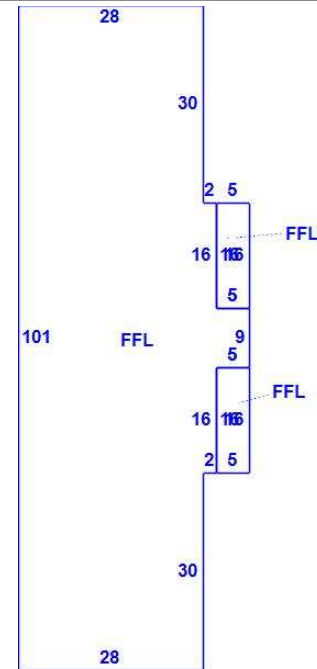
State Use 326
 Print Date 12/12/2022 11:26:50

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW MA 01028											Description	Code	Appraised		Assessed											
												COMMERC.	323	580,600		580,600										
												COMMERC.	323	2,200		2,200										
				SUPPLEMENTAL DATA						COMMERC.	325	221,500		221,500												
Alt Prcl ID						Received					COMMERC.	326	237,300		237,300											
SP Permit						NIA					COMM LAND	326	471,600		471,600											
Chapter La						Field 8					COMMERC.	326	55,200		55,200											
OC Dates						Field 9																				
In+Ex FY						Field 10																				
Mailed																										
GIS ID F_377035_2856102						Assoc Pid#					Total		1,568,400		1,568,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
COUNTRY DEVELOPMENT CORP PERELLA COUNTRY DEV PERELLA CAR				06565	0027	07-21-1987	U	I	1		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				06565	0025	07-21-1987	U	I	1		1A	2022	323	564,600	2021	323	564,100	2020	323	564,100						
				06275	0510	10-31-1986	U	I	0		1A		323	1,100		323	900		323	900						
				05312	0298	09-23-1982	U	I	45,000	1A		325	217,200		325	217,200		325	217,200							
												326	223,800		326	223,800		326	223,800							
Total												1,484,600		Total		1,479,600		Total		1,479,600						
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) 228,900 Appraised Xf (B) Value (Bldg) 10,900 Appraised Ob (B) Value (Bldg) 57,400 Appraised Land Value (Bldg) 471,600 Special Land Value 0 Total Appraised Parcel Value 1,568,400 Valuation Method C Total Appraised Parcel Value 1,568,400								
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								326			BG															
NOTES																										
TAO'S ASIAN CUISINE																										
BC CONFIRMS BP202202264 COMP 9/7/22																										
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	
202202512		08-11-2022		6	SIGN		1,000				0				ATT'D SIGN- MURPHY'S NUT			04-20-2021		333				14	INSPECTED	
202202264		07-05-2022		9	ALTERATION		6,800				0				FRAME 20' WALL-NON LD BE			06-18-2018		333				15	PERMIT VISIT	
202200675		03-01-2022		7	REMODEL		13,000		06-13-2022		100		06-13-2022		PLUMBING & ELECTRIC- BL			04-27-2017		317				15	PERMIT VISIT	
201901720		04-30-2019		6	SIGN		79				0				BEER SHOPPE FLAGS			04-29-2016		317				15	PERMIT VISIT	
201601805		06-02-2016		7	REMODEL		4,000		04-27-2017		0				SPLIT UNIT INTO TWO (FOR			05-17-2013		105				15	PERMIT VISIT	
201502679		09-29-2015		12	REROOF		37,500		04-29-2016		100		04-29-2016					02-15-2012		317				15	PERMIT VISIT	
201203214		10-19-2012		6	SIGN		600								12`X4` WALL (THE BEER SH			02-15-2012		317				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	326	RST/BAR		BUS	SITE	90,169	SF	3.35	1.56000		D	1.00	BA	1.000			0		5.23	471,600						
Total Card Land Units						2.07	AC	Parcel Total Land Area: 2.07						Total Land Value						471,600						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	B-	GOOD (-)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	3	GAMBREL									
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	326	RST/BAR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	4										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	1										

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
77	LITE-SIN	L	4	690.00	1987	AV	55	A	1.00	1,500
78	LITE-DBL	L	4	920.00	1987	AV	55	A	1.00	2,000
83	SIGN	L	74	28.75	1987	AV	55	A	1.00	1,200
85	PAVING	L	57,000	1.61	1987	AV	55	A	1.00	50,500
81	COOLER	B	96	46.00	1997	GD	76	A	1.00	3,400
82	FREEZER	B	96	69.00	1997	GD	76	A	1.00	5,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	3,115	3,115		96.71	301,240	
Ttl Gross Liv / Lease Area		3,115	3,115			301,240	

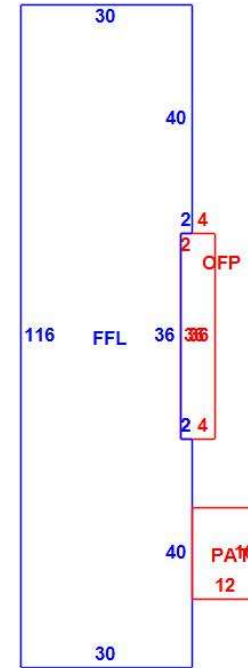


VISION

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	3.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	3	GAMBREL									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	14	ASPHL TILE									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	323	SHOPCTR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	6										
Extra Fixtures	2										
#Heat Sys	3										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	1										

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
02	SHED/FR	L	180	7.48	2000	AV	55	A	1.00	700
81	COOLER	B	72	46.00	1997	GD	76	A	1.00	2,500
02	SHED/FR	L	48	7.48	2000	AV	55	A	1.00	200
02	SHED/FR	L	60	7.48	2000	AV	55	A	1.00	200
19	PATIO	L	360	5.75	2022	AV	55	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	3,408	3,408		98.33	335,112	
OPF	OPEN PORCH	0	216		10.02	2,163	
PAT	PATIO	0	192		5.12	983	
Ttl Gross Liv / Lease Area		3,408	3,816			338,258	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION							
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW MA 01028										Description	Code	Appraised	Assessed												
										COMMERC.	323	580,600	580,600												
										COMMERC.	323	2,200	2,200												
		SUPPLEMENTAL DATA								COMMERC.	325	221,500	221,500												
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377035_2856102				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						COMMERC.	326	237,300	237,300												
										COMM LAND	326	471,600	471,600												
										COMMERC.	326	55,200	55,200												
								Total		1,568,400		1,568,400													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COUNTRY DEVELOPMENT CORP PERELLA COUNTRY DEV PERELLA CAR		06565 0027		07-21-1987		U I		1 1B		1		1B		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		06565 0025		07-21-1987		U I		1 1A		1		1A		2022	323	564,600	2021	323	564,100	2020	323	564,100			
		06275 0510		10-31-1986		U I		0 1A		0		1A			323	1,100		323	900		323	900			
		05312 0298		09-23-1982		U I		45,000 1A		45,000		1A			325	217,200		325	217,200		325	217,200			
															326	231,700		326	223,800		326	223,800			
														Total		1,484,600		Total		1,479,600		Total		1,479,600	
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) 221,500 Appraised Xf (B) Value (Bldg) 10,900 Appraised Ob (B) Value (Bldg) 57,400 Appraised Land Value (Bldg) 471,600 Special Land Value 0 Total Appraised Parcel Value 1,568,400 Valuation Method C Total Appraised Parcel Value 1,568,400											
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						326		BG																	
NOTES																									
SALON KARMA																									
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						
														04-20-2021	333			14	INSPECTED						
LAND LINE VALUATION SECTION																									
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value								
3	325	STORE	BUS	SITE	0 SF	0.00	1.56000	D	1.00	BA	1.000			0		0	0								
Total Card Land Units					0.00	AC	Parcel Total Land Area: 2.07					Total Land Value					471,600								

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION					
COUNTRY DEVELOPMENT CORP 37 HARKNESS AVE EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed						
						COMMERC.	323	580,600	580,600						
						COMMERC.	323	2,200	2,200						
	SUPPLEMENTAL DATA					COMMERC.	325	221,500	221,500						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377035_2856102					Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	326	237,300	237,300						
						COMM LAND	326	471,600	471,600						
						COMMERC.	326	55,200	55,200						
						Total		1,568,400	1,568,400						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COUNTRY DEVELOPMENT CORP	06565	0027	07-21-1987	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed		
PERELLA	06565	0025	07-21-1987	U	I	1	1A	2022	323	564,600	2021	323	564,100		
COUNTRY DEV	06275	0510	10-31-1986	U	I	0	1A		323	1,100		323	900		
PERELLA CAR	05312	0298	09-23-1982	U	I	45,000	1A		325	217,200		325	217,200		
									326	231,700		326	223,800		
								Total		1,484,600	Total		1,479,600		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount							Comm Int	
									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 321,000 Appraised Xf (B) Value (Bldg) 10,900 Appraised Ob (B) Value (Bldg) 57,400 Appraised Land Value (Bldg) 471,600 Special Land Value 0 Total Appraised Parcel Value 1,568,400 Valuation Method C						
Total			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0001						326		BG							
NOTES															
PERELLA REAL ESTATE, STAY GOLDEN R&M GUN, RIGHT KEY MTGE															
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	
									04-20-2021	333			14	INSPECTED	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
4	323	SHOPCTR	BUS	SITE	0 SF	0.00	1.56000	D	1.00	BA	1.000		0	0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 2.07					Total Land Value 471,600			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	2.00	2 STORY									
Occupancy	4.00										
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	4	CARPET									
Interior Floor 2											
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	323	SHOPCTR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	4										
Extra Fixtures	2										
#Heat Sys	3										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	0										

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	2,260	2,260		90.87	205,374	
OFF	OPEN PORCH	0	665		9.16	6,089	
SFL	2ND FLOOR	2,260	2,260		90.87	205,374	
Ttl Gross Liv / Lease Area		4,520	5,185			416,837	

