

Property Location

81 MAPLE ST

Map ID

16/ 124/ 0/ /

Bldg Name

Sec # 1 of 1

State Use

340

Vision ID

644

Account #

666

Bldg #

1

Card #

1 of 2

Print Date

12/12/2022 12:47:25

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
HENROD HOLDING LLC				1	TYPCL					Description	Code	Appraised	Assessed								
								COMMERC.	340	298,800	298,800										
								COMM LAND	340	70,300	70,300										
								COMMERC.	340	8,100	8,100										
79 MAPLE ST		SUPPLEMENTAL DATA																			
EAST LONGMEADOW MA 01028		Alt Prcl ID				Received															
		SP Permit				NIA															
		Chapter La				Field 8															
		OC Dates				Field 9															
		In+Ex FY				Field 10															
		Mailed																			
		GIS ID F_379781_2849778				Assoc Pid#															
										Total		377,200		377,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
HENROD HOLDING LLC MAGOVERN DWIGHT R, MAGOVERN DWIGHT R + DAVID E,		14279	0354	06-24-2004	U	I	327,500		1B					Year	Code	Assessed	Year	Code	Assessed		
		11173	0055	04-27-2000	U	I	156,000		1J	2022	340	283,300	2021	340	291,000	2020	340	291,000			
		04020	0088	08-08-1974	U	I	0														
										Total		358,500		Total		366,200		Total		366,200	
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							
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)				167,400			
0001						340		IA						Appraised Xf (B) Value (Bldg)				0			
														Appraised Ob (B) Value (Bldg)				8,100			
														Appraised Land Value (Bldg)				70,300			
														Special Land Value				0			
														Total Appraised Parcel Value				377,200			
														Valuation Method				C			
														Total Appraised Parcel Value				377,200			
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						
201902973	10-01-2019	6	SIGN	437	07-07-2020	100	07-07-2020	2 SIGNS 18 SQ FT & 10 SQ F		03-05-2021	334			14	INSPECTED						
201902033	06-01-2019	14	MIN ALT	18,000	07-07-2020	100	08-14-2019	INT HANDI-CAP DOORS & EL		07-07-2020	400			15	PERMIT VISIT						
5	01-09-2008	7	REMODEL	91,433		0		REMODEL 2ND FLR INCLUD		12-12-2008	317			15	PERMIT VISIT						
91	05-01-1994	MN	Manual Note	2,500				REROOF		06-01-2004	303			2	MEASURED						
27	03-01-1991	MN	Manual Note	20,000				REMODEL		06-01-2003	303			3	MEAS+INSPCTD						
258	11-01-1990	MN	Manual Note	140,000				REMODEL		01-17-1995	107			15	PERMIT VISIT						
										05-08-1992	131			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				
1	340	OFFICE	IND	SITE	21,780 SF	4.62	0.70000	B	1.00	IA	1.000			0		3.23	70,300				
Total Card Land Units					0.50	AC	Parcel Total Land Area: 0.50					Total Land Value					70,300				

81 MAPLE ST

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION				
HENROD HOLDING LLC 79 MAPLE ST EAST LONGMEADOW MA 01028				1	TYPCL					Description	Code	Appraised	Assessed									
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SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379781_2849778						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
										Total		377,200		377,200								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
HENROD HOLDING LLC MAGOVERN DWIGHT R, MAGOVERN DWIGHT R + DAVID E,				14279 0354		06-24-2004		U I		327,500		1B		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				11173 0055		04-27-2000		U I		156,000		1J		2022	340	283,300	2021	340	291,000	2020	340	291,000
				04020 0088		08-08-1974		U I		0					340	67,100		340	67,100		340	67,100
															340	8,100		340	8,100		340	8,100
Total												358,500		Total		366,200		Total		366,200		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 131,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,100 Appraised Land Value (Bldg) 70,300 Special Land Value 0 Total Appraised Parcel Value 377,200 Valuation Method C Total Appraised Parcel Value 377,200										
Year	Code	Description		Amount		Code	Description		Number	Amount										Comm Int		
Total				0.00																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name				B		Tracing				Batch										
0001								340				IA										
NOTES																						
ORTHODONITIST, 2 SINKS IN BSMT FAMILY DENTISTRY																						
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					
												03-05-2021	334			14	INSPECTED					
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					
2	340	OFFICE	IND	SITE	0 SF	0.00	1.00000		1.00	IA	1.000					0	0					
Total Card Land Units					0.00 AC		Parcel Total Land Area: 0.50					Total Land Value					70,300					

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		MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	340	OFFICE	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2	8	PLYWD PANL	RCN		202,223
Interior Floor 1	5	LINO/VINYL	Year Built		1900
Interior Floor 2	4	CARPET	Effective Year Built		1986
Heating Fuel	1	OIL	Depreciation Code		AV
Heating Type	3	FORCED H/W	Remodel Rating		
AC Percent	100		Year Remodeled		
FBM Sqft	161		Depreciation %		35
Bldg Use	340	OFFICE	Functional Obsol		
Total Rooms	0		External Obsol		
Bedrooms	0		Trend Factor		1
Full Baths	0		Condition		
Half Baths	2		Condition %		
Extra Fixtures	9		Percent Good		65
#Heat Sys	2		Cns Sect Rcnd		131,400
Frame	1	WOOD	Dep % Ovr		
Bath Style	A	AVERAGE	Dep Ovr Comment		
Foundation	3	MASONRY	Misc Imp Ovr		
Partitions	T	TYPICAL	Misc Imp Ovr Comment		
Wall Height	9.00		Cost to Cure Ovr		
FBM Quality	3.00		Cost to Cure Ovr Comment		
Overhead Door					
Kitchens	0				

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	868		16.16	14,030
FFL	1ST FLOOR	2,332	2,332		80.63	188,032
OPF	OPEN PORCH	0	15		10.75	161
Ttl Gross Liv / Lease Area		2,332	3,215			202,223

