

Property Location

90-92 MAPLE ST

Map ID

16/ 125A/ 0/ /

Bldg Name

State Use

332

Vision ID

646

Account #

668

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:47:35

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION						
MBQ REALTY LLC PO BOX 348 EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed							
						COMMERC.	332	81,400	81,400							
						COMM LAND	332	211,600	211,600							
						COMMERC.	332	16,400	16,400							
SUPPLEMENTAL DATA																
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379790_2848694				Received NIA Field 8 Field 9 Field 10 Assoc Pid#												
						Total		309,400	309,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MBQ REALTY LLC WJQ REALTY LLC QUINN CO W J INC,C/O BILL QUINN	20096	0567	11-13-2013	Q	I	350,000	00	Year	Code	Assessed	Year	Code	Assessed			
	17064	0355	12-10-2007	U	I	1	1B	2022	332	76,900	2021	332	74,500			
	02875	0401	05-02-1962	U	I	0			332	200,500		332	200,500			
									332	16,400		332	14,900			
		Total						293,800		Total		289,900				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 81,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,400 Appraised Land Value (Bldg) 211,600 Special Land Value 0 Total Appraised Parcel Value 309,400 Valuation Method C Total Appraised Parcel Value 309,400								
Year	Code	Description	Amount	Code	Description	Number	Amount							Comm Int		
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0001						332		BG								
NOTES																
QUINN CONTRACTORS - HARTLINE PAINTING THIS PARCEL HAS BEEN 90-92 FOR YEARS WJ QUINN CO																
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		
									02-05-2017	317			16	FIELDREV CHG		
									05-14-2004	303			3	MEAS+INSPCTD		
									07-20-1992	107			3	MEAS+INSPCTD		
									04-30-1981	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.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	332	AUTOREP	IND	SITE	43,560 SF	3.35	1.56000	D	0.50	BA	1.000	SHP3		0	2.61	113,700
1	332	AUTOREP	IND	EXCESS	3.730 AC	52,500.00	1.00000	0	0.50	BA	1.000	TOP4		0	26,250	97,900
Total Card Land Units					4.73 AC	Parcel Total Land Area: 4.73					Total Land Value					211,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	43	WAREHOUSE									
Model	94	COMMERCIAL									
Grade	C-	AVG. (-)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	6	STUCCO									
Exterior Wall 2	18	CORREG STL									
Roof Structure	1	GABLE									
Roof Cover	9	METAL									
Interior Wall 1	5	MINIMUM									
Interior Wall 2	8	PLYWD PANL									
Interior Floor 1	12	CONCRETE									
Interior Floor 2	4	CARPET									
Heating Fuel	1	OIL									
Heating Type	1	FORCED H/A									
AC Percent	30										
FBM Sqft											
Bldg Use	332	AUTOREP									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	3										
Extra Fixtures	0										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	10.00										
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
02	SHED/FR	L	192	7.48	1940	FR	40	F	0.90	500
02	SHED/FR	L	324	7.48	1940	FR	40	F	0.90	900
85	PAVING	L	19,546	1.61	1960	FR	40	F	0.90	11,300
02	SHED/FR	L	800	7.48	1950	FR	40	F	0.90	2,200
01	SHED/MTL	L	240	5.18	2004	AV	55	A	1.00	700
02	SHED/FR	L	288	7.48	2018	PR	25	P	0.75	400
02	SHED/FR	L	288	7.48	2018	PR	25	P	0.75	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	3,032	3,032		32.79	99,405	
OFC	OFFICE	1,400	1,400		32.79	45,900	
Ttl Gross Liv / Lease Area		4,432	4,432			145,305	

