

Property Location		44 HARKNESS AV		Map ID		12/ 4/ 6/ /		Bldg Name		State Use 325		Vision ID 65		Account # 67		Bldg # 1		Sec # 1 of 1		Card # 1 of 1		Print Date 12/12/2022 11:27:21													
CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																							
CFAG LLC 29 STONEGATE CR WILBRAHAM MA 01095						1 TYPCL						Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW, MA VISION															
												COMMERC.		325		240,400		240,400																	
												COMM LAND		325		128,600		128,600																	
												COMMERC.		325		20,000		20,000																	
SUPPLEMENTAL DATA																																			
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376639_2856077										Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
														Total		389,000		389,000																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
CFAG LLC CALVANESE SAMUEL +,				15905 04381		0182 0321		05-15-2006 02-01-1977		U U		I I		480,000 0				Year		Code		Assessed		Year		Code		Assessed							
																2022		325		227,900		2021		325		233,900		2020		325		233,900			
																		325		122,600				325		122,600				325		122,600			
																				325		20,000				325		20,000				325		20,000	
														Total		370,500		Total		376,500		Total		376,500											
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) 240,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,000 Appraised Land Value (Bldg) 128,600 Special Land Value 0 Total Appraised Parcel Value 389,000 Valuation Method C Total Appraised Parcel Value 389,000																	
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						325		BG																											
NOTES																																			
SAMMI'S SOFT SERVE, PURELE WAXING SALON BRUSH SALON																																			
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							
201600851		04-12-2016		6		SIGN		2,500		03-30-2017		100		03-30-2017		BRUSH SALON NVC		03-03-2021		334				2		14		INSPECTED							
201502707		10-14-2015		6		SIGN		1,000		04-29-2016		100		04-29-2016		PURELE WAXING SALON		03-30-2017		317						15		PERMIT VISIT							
201203021		09-05-2012		12		REROOF		9,000								NVC		04-29-2016		317						15		PERMIT VISIT							
57		03-29-2002		6		SIGN		400										05-17-2013		105						15		PERMIT VISIT							
190		07-20-2001		10		SHED		4,000										05-11-2004		303						3		MEAS+INSPCTD							
39		03-30-1998		4		ADDITION		4,000										05-27-2003		200						15		PERMIT VISIT							
134		01-01-1985		MN		Manual Note										ADDITION		01-07-2003		274						15		PERMIT VISIT							
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		325		STORE		BUS		SITE		12,000 SF		6.87		1.56000		D		1.00		BA		1.000						0		10.72		128,600			
Total Card Land Units										0.28		AC		Parcel Total Land Area: 0.28										Total Land Value										128,600	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	2.00	2 STORY									
Occupancy	3.00										
Exterior Wall 1	4	VINYL									
Exterior Wall 2	21	CONC BLOCK									
Roof Structure	2	HIP									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	4	CARPET									
Interior Floor 2	5	LINO/VINYL									
Heating Fuel	2	GAS									
Heating Type	3	FORCED H/W									
AC Percent	100										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	4										
Extra Fixtures	5										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	8.00										
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
85	PAVING	L	7,800	1.61	1970	AV	55	A	1.00	6,900
15	SHOP	L	440	32.78	1970	GD	70	G	1.25	12,600
83	SIGN	L	32	28.75	2002	AV	55	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,880	1,880		86.14	161,938	
SFL	2ND FLOOR	1,640	1,640		86.14	141,265	
WDK	WOOD DECK	0	96		11.66	1,120	
Ttl Gross Liv / Lease Area		3,520	3,616			304,323	

