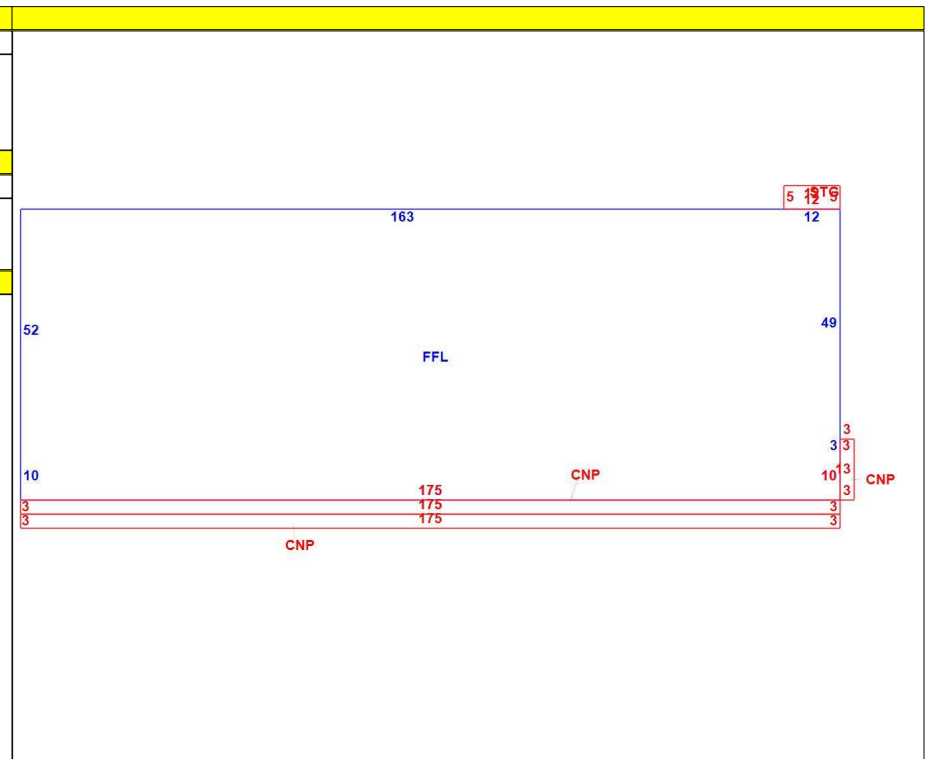


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION																	
618 NORTH MAIN ST LLC C/O ACRE GROUP LLC PO BOX 422 NEW HARTFORD CT 06057						1 TYPCL						Description		Code	Appraised		Assessed																		
												COMMERC.		323	1,356,500		1,356,500																		
												COMM LAND		323	593,500		593,500																		
SUPPLEMENTAL DATA												COMMERC.		323	261,300		261,300																		
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_374637_2855843						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
										Total				2,211,300				2,211,300																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
618 NORTH MAIN ST LLC PRIDE PLAZAS INC R + S REALT				24336		0381		12-31-2021		U		I		3,065,000		1		2022		323		809,000		2021		323		809,000		2020		323		809,000	
				06349		0173		12-31-1986		U		I		1		1F																			
				05830		0091		06-10-1985		U		I		300		1B		323		306,800		323		281,300		323		197,900		323		197,900			
																		Total		1,313,700		Total		1,288,200		Total		1,288,200							
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 Appraised Bldg. Value (Card) 1,328,500 Appraised Xf (B) Value (Bldg) 28,000 Appraised Ob (B) Value (Bldg) 261,300 Appraised Land Value (Bldg) 593,500 Special Land Value 0 Total Appraised Parcel Value 2,211,300 Valuation Method C Total Appraised Parcel Value 2,211,300																	
Nbhd				Nbhd Name				B				Tracing				Batch																			
0001												323				BG																			
NOTES																																			
JBS ICE CREAM/AFFORDABLE EXPERT PC SERVS						PS1178 COMBINED 1-16-49 INTO THIS PARCEL																													
PRIDE CONVENIENCE STORE & GAS STATION						SEE PLAN BK 390-108 START DATE FY22																													
HAZEL THE SALON/TRANQUILITY NAILS &																																			
THE THREADING CLUB & SPA																																			
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							
202000314		01-29-2020		6		SIGN		500		06-01-2020		100		06-01-2020		REFACE 24 SF ILLUMINATED		03-08-2021		334						14		INSPECTED							
201903286		11-19-2019		6		SIGN		620		06-01-2020		100		06-01-2020		30 SQ FT SIGN		06-01-2020		400						15		PERMIT VISIT							
201903241		11-13-2019		12		REROOF		12,500		06-01-2020		100		06-01-2020				06-10-2019		400						15		PERMIT VISIT							
201901993		06-01-2019		14		MIN ALT		17,000		06-01-2020		100		12-24-2019		REMOVE INT WALL/PRIDE F		04-22-2016		317						15		PERMIT VISIT							
201900735		03-11-2019		9		ALTERATION		6,200		06-10-2019		100		06-10-2019		(COMPUTER SALES) ADD PA		04-11-2014		317						15		PERMIT VISIT							
201900734		03-11-2019		9		ALTERATION		12,500		06-10-2019		100		06-10-2019		(JB ICE CREAM) REMOVE W		05-10-2013		105						15		PERMIT VISIT							
201500985		04-27-2015		6		SIGN		3,000		04-22-2016		100		04-22-2016		TRANQUILITY NAILS & SPA.		05-10-2013		AO															
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		323		SHOPCTR		BUS		SITE		59,231 SF		3.35		1.71000		E		1.75		BG		1.000						0		10.02		593,500			
Total Card Land Units										1.36		AC		Parcel Total Land Area: 1.36										Total Land Value										593,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	76	SHOP CTR			
Model	94	COMMERCIAL			
Grade	A-	V GOOD-			
Stories	1.00	1 STORY			
Occupancy	6.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2	8	BRICK VENR			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	14	ASPHL TILE			
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	15				
Extra Fixtures	2				
#Heat Sys	8				
Frame	2	STEEL			
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
85	PAVING	L	38,000	1.61	1999	AV	55	A	1.00	33,600
84	SIGN-ILU	L	84	40.25	1999	GD	70	G	1.25	3,000
71	TANK-IG	L	6,000	1.55	1999	GD	70	V	1.50	9,800
81	COOLER	B	420	46.00	1986	GD	66	V	1.50	19,100
82	FREEZER	B	100	69.00	1986	GD	66	V	1.50	6,800
71	TANK-IG	L	12,000	1.55	1999	AV	55	E	1.75	17,900
66	CANOPY	L	2,100	40.25	1999	EX	90	E	1.75	133,100
70	PUMP-DBL	L	8	3680.00	1999	AV	55	E	1.75	28,300
71	TANK-IG	L	15,000	1.55	1999	AV	55	E	1.75	22,400
80	TOTAL IZR	B	1	1380.00	1986	AV	89	F	1.75	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	1,089		6.77	7,376	
FFL	1ST FLOOR	10,850	10,850		136.59	1,482,050	
STG	STORAGE	0	60		54.64	3,278	
Ttl Gross Liv / Lease Area		10,850	11,999			1,492,704	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION											
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										COMMERC.	323	1,356,500	1,356,500												
										COMM LAND	323	593,500	593,500												
SUPPLEMENTAL DATA										COMMERC.	323	261,300	261,300												
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_374637_2855843						Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		2,211,300	2,211,300												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
														2022	323	809,000	2021	323	809,000	2020	323	809,000			
															323	306,800		323	281,300		323	281,300			
															323	197,900		323	197,900		323	197,900			
Total										1,313,700		Total		1,288,200	Total		1,288,200								
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																									
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name				B				Tracing				Batch				Appraised Bldg. Value (Card)							
0001										BG								Appraised Xf (B) Value (Bldg)							
														Appraised Ob (B) Value (Bldg)						28,000					
														Appraised Land Value (Bldg)						261,300					
														Special Land Value						593,500					
														Total Appraised Parcel Value						0					
														Valuation Method						2,211,300					
														Total Appraised Parcel Value						C					
														Total Appraised Parcel Value						2,211,300					
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						
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						
Total Card Land Units							Parcel Total Land Area:										Total Land Value					593,500			

