

State Use 341
Print Date 12/12/2022 1:21:05 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA						
SPRINGFIELD MASS MUNICIPAL EM 1030 WILBRAHAM RD SPRINGFIELD MA 01109						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	341	323,300		323,300										
												COMM LAND	341	137,600		137,600										
SUPPLEMENTAL DATA												COMMERC.		341	14,800		14,800									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379796_2847784								Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		475,700		475,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
SPRINGFIELD MASS MUNICIPAL EMPLOYE GEORGANTAS,NICHOLAS M GEORGANTAS JAMES JR + NICHOLAS, GEORGANTAS JAMES M				16868		0318		08-08-2007		U		I		430,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				14132		0191		04-29-2004		U		I		90,000				2022	341	303,700	2021	341	326,600	2020	341	326,600
				07737		0089		06-25-1991		U		I		1		1A			341	131,200		341	131,200		341	131,200
				05665		0434		08-10-1984		U		I		112,000					341	14,800		341	14,800		341	14,800
Total														449,700		Total		472,600		Total		472,600				
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) 306,100 Appraised Xf (B) Value (Bldg) 17,200 Appraised Ob (B) Value (Bldg) 14,800 Appraised Land Value (Bldg) 137,600 Special Land Value 0 Total Appraised Parcel Value 475,700 Valuation Method C Total Appraised Parcel Value 475,700														
Nbhd		Nbhd Name				B		Tracing		Batch																
0001								341		BG																
NOTES																										
FRIGIO`S -GREATER SPRINGFIELD CREDIT UNION																										
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									
201501715	05-18-2015	12	REROOF	4,000	06-05-2015	100	06-05-2015	NVC				03-04-2021	334			14	INSPECTED									
166	05-20-2008	17	DECK	300		0		7 FOOT PLATFORM				06-05-2015	317			15	PERMIT VISIT									
371	11-26-2007	6	SIGN	1,523				110" X 96" GROUND				03-13-2008	317			15	PERMIT VISIT									
323	10-12-2007	7	REMODEL	10,000				FRIGO`S INTERIOR				03-13-2008	317			15	PERMIT VISIT									
314	10-03-2007	7	REMODEL	115,000				CREDIT UNION INTERIOR				03-13-2008	317			15	PERMIT VISIT									
313	10-01-2007	6	SIGN	5,595				48" X 58" WALL				03-13-2008	317			15	PERMIT VISIT									
312	10-01-2007	6	SIGN	1,237				192" X 48" WALL				03-13-2008	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	341	BANK	IND	SITE	15,102	SF	5.84	1.56000	D	1.00	BA	1.000				0	9.11	137,600								
Total Card Land Units					0.35	AC	Parcel Total Land Area: 0.35					Total Land Value					137,600									

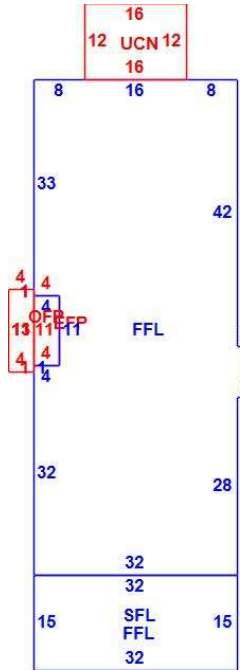
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	A-	V GOOD-			
Stories	1.00	1 STORY			
Occupancy	2.00				
Exterior Wall 1	4	VINYL			
Exterior Wall 2	8	BRICK VENR			
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	8	PLYWD PANL			
Interior Wall 2	1	DRYWALL			
Interior Floor 1	6	CERAMIC TL			
Interior Floor 2	4	CARPET			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	341	BANK			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	3				
Extra Fixtures	1				
#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	1				

MIXED USE		
Code	Description	Percentage
341	BANK	100
		0
		0

COST / MARKET VALUATION		
RCN		419,286
Year Built		1948
Effective Year Built		1994
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		73
Cns Sect Rcnd		306,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

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	10,000	1.61	1960	AV	55	A	1.00	8,900
84	SIGN-ILU	L	63	40.25	2007	GD	70	A	1.00	1,800
81	COOLER	B	64	46.00	1991	AV	73	A	1.00	2,100
01	SHED/MTL	L	128	5.18	1980	AV	55	A	1.00	400
58	D-UP,PNU	B	1	20700.00	1991	GD	73	A	1.00	15,100
84	SIGN-ILU	L	22	40.25	2007	AV	55	A	1.00	500
81	COOLER	L	80	46.00	2008	GD	70	A	1.00	2,600
22	WOOD DK	L	90	9.20	2008	GD	70	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
EFP	ENCL PORCH	0	44		35.76	1,574	
FFL	1ST FLOOR	2,956	2,956		121.04	357,797	
OPF	OPEN PORCH	0	52		11.64	605	
SFL	2ND FLOOR	480	480		121.04	58,100	
UCN	UNFIN CAN	0	192		6.30	1,210	
Ttl Gross Liv / Lease Area		3,436	3,724			419,286	



157 SHAKER RD