

State Use 325
Print Date 12/12/2022 1:27:30 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA															
PLOUFFE REALTY LLC 217 L SHAKER RD EAST LONGMEADOW MA 01028						1 TYPCL						Description		Code		Appraised		Assessed																	
												COMMERC.		325		419,700		419,700																	
												COMM LAND		325		191,300		191,300																	
				SUPPLEMENTAL DATA								COMMERC.		325		14,700		14,700		VISION															
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379465_2846719				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
												Total		625,700		625,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
PLOUFFE REALTY LLC BIANCO,ROSEMARY A BIANCO PAUL L TRUSTEE OF, BIANCO PAUL L + CLAIRE U				17528 0001		10-29-2008		U		I		590,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				17225 0396		04-01-2008		U		I		1		1A		2022		325		395,300		2021		325		395,100		2020		325		395,100			
				09788 0429		03-06-1997		U		I		1		1A				325		182,500				325		182,500				325		182,500			
				03118 0071		06-10-1965		U		I		0						325		14,700				325		14,700				325		14,700			
																Total		592,500		Total		592,300		Total		592,300		Total		592,300					
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																APPROAISED VALUE SUMMARY Appraised Bldg. Value (Card) 419,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 14,700 Appraised Land Value (Bldg) 191,300 Special Land Value 0 Total Appraised Parcel Value 625,700 Valuation Method C Total Appraised Parcel Value 625,700													
ASSESSING NEIGHBORHOOD																																			
Nbhd			Nbhd Name			B			Tracing			Batch																							
0001									325			BG																							
NOTES																		SUB DIV 1005 FAMILY BICYCLE BIKE SHOP,SHAPES A SALON, SWEAT POWER YOGA BC CONFIRMS BP202202368 COMP 9/8/22																	
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							
202202368		07-20-2022		9		ALTERATION		24,505		03-21-2017		100		03-21-2017		ENLRG OFFICE SPC TO YO		03-04-2021		334				2		14		INSPECTED							
201601445		05-10-2016		6		SIGN		250		03-21-2017		100		03-21-2017		SWEAT POWER YOGA, LLC		06-21-2017		317						15		PERMIT VISIT							
201601612		05-09-2016		9		ALTERATION		1,000		03-21-2017		100		03-21-2017		INSTALL WALL NVC		03-21-2017		317						15		PERMIT VISIT							
148		05-28-2010		12		REROOF		3,500								NVC		12-03-2010		317						15		PERMIT VISIT							
137		04-27-2006		6		SIGN		500								38" X 78" GROUND		11-04-2010		311						14		INSPECTED							
326		12-05-2003		6		SIGN		2,000								FAMILY BIKE		12-28-2006		311						15		PERMIT VISIT							
325		12-05-2003		6		SIGN		2,000								FAMILY BIKE		06-01-2004		303						30		NOAH							
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	325	STORE		IND	SITE	33,793 SF		3.63		1.56000	D	1.00	BA	1.000							0		5.66		191,300										
Total Card Land Units						0.78 AC		Parcel Total Land Area: 0.78						Total Land Value						191,300															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style:	78	STORE				
Model	94	COMMERCIAL				
Grade	C+	AVG. (+)				
Stories	2.00	2 STORY				
Occupancy	3.00		MIXED USE			
Exterior Wall 1	7	BRICK	Code	Description		Percentage
Exterior Wall 2	21	CONC BLOCK	325	STORE		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			RCN		574,937	
Interior Floor 1	4	CARPET	Year Built		1969	
Interior Floor 2	3	HARDWOOD	Effective Year Built		1994	
Heating Fuel	2	GAS	Depreciation Code		GD	
Heating Type	1	FORCED H/A	Remodel Rating			
AC Percent	100		Year Remodeled			
FBM Sqft			Depreciation %		27	
Bldg Use	325	STORE	Functional Obsol			
Total Rooms	0		External Obsol			
Bedrooms	0		Trend Factor		1	
Full Baths	0		Condition			
Half Baths	3		Condition %			
Extra Fixtures	10		Percent Good		73	
#Heat Sys	5		Cns Sect Rcnd		419,700	
Frame	1	WOOD	Dep % Ovr			
Bath Style	A	AVERAGE	Dep Ovr Comment			
Foundation	6	SLAB	Misc Imp Ovr			
Partitions	T	TYPICAL	Misc Imp Ovr Comment			
Wall Height	10.00		Cost to Cure Ovr			
FBM Quality			Cost to Cure Ovr Comment			
Overhead Door	02	2 OVD				
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	15,000	1.61	1960	AV	55	A	1.00	13,300
83	SIGN	L	90	28.75	1960	AV	55	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	300		4.31	1,292	
FFL	1ST FLOOR	3,600	3,600		86.13	310,078	
LFL	LOWER FLR	3,600	3,600		73.21	263,567	
Ttl Gross Liv / Lease Area		7,200	7,500			574,937	

