

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION				
WN MANAGEMENT LLC 90 MERRILL ROAD SPRINGFIELDMA01119				1	TYPCL					Description	Code	Appraised	Assessed									
										RESIDNTL.	013	168,795	168,795									
										RES LAND	013	54,813	54,813									
										RESIDNTL.	013	3,069	3,069									
SUPPLEMENTAL DATA										COMMERC.	031	342,705	342,705									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS IDF_375040_2855820										COMM LAND	031	111,287	111,287									
Received NIA Field 8 Field 9 Field 10 Assoc Pid#										COMMERC.	031	6,231	6,231									
										Total	686,900	686,900										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
WN MANAGEMENT LLC LIQUORI PASQUALE DOLACK ANNE DOLACK WILL				24189	0443	10-18-2021	Q	I	700,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				08172	0335	09-17-1992	U	I	150,000	2023	013	168,795	2022	013	66,165	2021	013	66,627				
				04412	0360	04-26-1977	U	I	0		013	49,830		013	47,454		013	47,454				
				00000	0000		U		0		013	2,541		013	2,475		013	2,475				
											031	342,705		031	134,335		031	135,273				
										Total	670,200	Total	351,800	Total	353,200							
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								APPRaised VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										510,000		
0001						031		BG		Appraised Xf (B) Value (Bldg)										1,500		
NOTES 2022=IKURAASIAN HOUSE												Appraised Ob (B) Value (Bldg)										9,300
												Appraised Land Value (Bldg)										166,100
												Special Land Value										0
												Total Appraised Parcel Value										686,900
												Valuation Method										C
												Total Appraised Parcel Value										686,900
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					
B-23-473	07-05-2023	62	SOLAR	32,353		0		16 PANELS				06-22-2022	334			15	PERMIT VISIT					
202103130	11-02-2021	9	ALTERATION	3,600	06-22-2022	100	01-05-2022	CREATE PARTY ROOM				03-09-2021	334			14	INSPECTED					
202102972	10-01-2021	6	SIGN	500	06-22-2022	100	06-22-2022	FREESTANDING SIGN				08-07-2019	334			2	MEASURED					
201300346	03-21-2013	17	DECK	4,000				30X10				05-10-2013	105			15	PERMIT VISIT					
201300349	03-14-2013	GEN	GENERATOR	14,000								05-10-2013	105			15	PERMIT VISIT					
41	03-28-1996	MN	Manual Note	8,000				ADDITION				09-16-2010	317			3	MEAS+INSPCTD					
247	09-01-1994	MN	Manual Note	2,000				FURNACE				05-26-2004	303			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	031	MixComRes	BUS	SITE	15,100 SF	6.43	1.71000	E	1.00	BG	1.000			0		11	166,100					
Total Card Land Units					0.35 AC	Parcel Total Land Area: 0.35					Total Land Value					166,100						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	2.50	2 1/2 STORIES									
Occupancy	2.00										
Exterior Wall 1	6	STUCCO									
Exterior Wall 2	4	VINYL									
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2	4	SOLID WOOD									
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	031	MixComRes									
Total Rooms	3										
Bedrooms	2										
Full Baths	1										
Half Baths	2										
Extra Fixtures	0										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	2	CONC BLOCK									
Partitions	T	TYPICAL									
Wall Height	10.00										
FBM Quality											
Overhead Door											
Kitchens	1										

MIXED USE		
Code	Description	Percentage
031	MixComRes	67
013	RES/COM	33
		0

COST / MARKET VALUATION		
RCN		486,821
Year Built		1900
Effective Year Built		2010
Depreciation Code		EX
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		89
Cns Sect Rcld		510,000
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	7,200	2.00	1975	AV	55	A	1.00	7,900
84	SIGN-ILU	L	20	40.25	2022	GD	70	A	1.00	600
81	COOLER	B	48	46.00	1997	AV	68	A	1.00	1,500
77	LITE-SIN	L	1	690.00	1990	AV	55	A	1.00	400
87	FENCE-4	L	80	8.00	1980	AV	55	A	1.00	400
GEN	GENERATOR	B	1	0.00	1997	AV	89	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,575		20.15	31,736	
FFL	1ST FLOOR	2,842	2,842		100.75	286,330	
OFF	OPEN PORCH	0	52		9.69	504	
SFL	2ND FLOOR	1,344	1,344		100.75	135,407	
UAT	UNFIN ATTC	0	864		20.17	17,430	
WDK	WOOD DECK	0	1,096		14.06	15,415	
Ttl Gross Liv / Lease Area		4,186	7,773			486,822	

