

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																	
REID PROPERTIES LLC						1	TYPCL					Description		Code	Appraised		Assessed												
												COMMERC.	340	262,100		262,100													
												COMM LAND	340	290,000		290,000													
40 PINE GROVE CR				SUPPLEMENTAL DATA								COMMERC.	340	30,900		30,900													
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376542_2855674						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
EAST LONGMEADOW MA 01028												Total		583,000		583,000													
				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	
REID PROPERTIES LLC GENTILE JOHN J + SHIRLEY M, GENTILE				11068		0449		01-14-2000		U	I	1		1F	2023		340	240,800		2022		340	228,600		2021		340	228,600	
				06360		0400		01-13-1987		U	I	1		1A			340	263,400		340		251,300		340		251,300			
				05542		0546		12-13-1983		U	I	300		1F			340	25,200		340		25,200		340		25,200			
												Total		529,400		Total		505,100		Total		505,100							
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																					
0001						340		BG																					
NOTES														Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value															
SUB DIV 986-ELITE IMAGE SALON & MICHAEL EPAUL PHOTOGRAPHY																													
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						
201600075		01-14-2016		6	SIGN		400		05-06-2016		100		05-06-2016		MICHAEL EPAUL PHOTOGR		03-09-2021		334		2	14	INSPECTED						
179		08-01-2009		6	SIGN		6,500								ELITE IMAGE SALON & SPA		05-06-2016		317			15	PERMIT VISIT						
384		12-15-2008		6	SIGN		595								2 X 3 WALL (ELITE IMAGE)		12-02-2009		317			15	PERMIT VISIT						
																	02-13-2009		317			15	PERMIT VISIT						
																	05-14-1980		500			14	INSPECTED						
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	340	OFFICE		BUS	SITE	22,927 SF		4.93		1.71000	E	1.00	BG	1.000					0		12.65		290,000						
Total Card Land Units						0.53		AC	Parcel Total Land Area: 0.53						Total Land Value						290,000								

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	C	AVERAGE									
Stories	2.00	2 STORY									
Occupancy	4.00										
Exterior Wall 1	4	VINYL									
Exterior Wall 2											
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	14	ASPHL TILE									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	340	OFFICE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	3										
Extra Fixtures	9										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
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	26,515	2.00	1964	AV	55	A	1.00	29,200
81	COOLER	B	96	46.00	1991	AV	73	A	1.00	3,200
84	SIGN-ILU	L	60	40.25	2009	GD	70	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	64		3.95	253	
FFL	1ST FLOOR	3,200	3,200		84.37	269,975	
SFL	2ND FLOOR	1,000	1,000		84.37	84,367	
Ttl Gross Liv / Lease Area		4,200	4,264			354,595	

