

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION					
THELMA W RATNER LLC 33 STATE ST SPRINGFIELD MA 01103					1	TYPCL					Description		Code	Appraised		Assessed							
											COMMERC.	325	325,000		325,000								
											COMM LAND	325	189,000		189,000								
				SUPPLEMENTAL DATA							COMMERC.	325	16,800		16,800								
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379892_2852862				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		530,800		530,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
THELMA W RATNER LLC RATNER THELMA W TRUST				22494	0001	12-20-2018	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				03396	0408	01-20-1969	U	I	0			2023	325	297,600	2022	325	280,500	2021	325	280,500			
													325	171,400		325	163,400		325	163,400			
													325	13,700		325	13,700		325	13,700			
												Total		482,700		Total		457,600		Total		457,600	
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																							
Nbhd		Nbhd Name			B		Tracing			Batch													
0001							325			BG													
NOTES																							
LIGHTHOUSE LIQUORS												Appraised Bldg. Value (Card)										314,900	
												Appraised Xf (B) Value (Bldg)										10,100	
												Appraised Ob (B) Value (Bldg)										16,800	
												Appraised Land Value (Bldg)										189,000	
												Special Land Value										0	
Total Appraised Parcel Value										530,800													
Valuation Method										C													
Total Appraised Parcel Value										530,800													
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				
202103169		11-09-2021		MN	Manual Note		2,000		0			SHEET METAL FOR HVAC		03-08-2021	334			14	INSPECTED				
24		02-01-2006		6	SIGN		1,600					LIGHTHOUSE LIQUORS WAL		01-11-2007	311			15	PERMIT VISIT				
23		02-01-2006		6	SIGN		1,200					LIGHTHOUSE LIQUORS GR		01-11-2007	311			15	PERMIT VISIT				
193		06-27-2000		6	SIGN		800							05-19-2004	303			3	MEAS+INSPCTD				
69		04-11-2000		12	REROOF		2,000							11-14-2000	200			15	PERMIT VISIT				
229		01-01-1987		MN	Manual Note							ALTER		07-08-1992	107			3	MEAS+INSPCTD				
												04-02-1981		500			3	MEAS+INSPCTD					
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		BUS	SITE	21,620	SF	5.11	1.71000	E	1.00	BG	1.000			0		8.74	189,000				
Total Card Land Units						0.50	AC	Parcel Total Land Area: 0.50						Total Land Value						189,000			

Property Location 199 NORTH MAIN ST
 Vision ID 1580 Account # 1615

Map ID 25/ 188/ 6/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 325
 Print Date 11/13/2023 8:17:21 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	8	BRICK VENR									
Exterior Wall 2	21	CONC BLOCK									
Roof Structure	4	FLAT									
Roof Cover	4	TAR+GRAVEL									
Interior Wall 1	8	PLYWD PANL									
Interior Wall 2											
Interior Floor 1	4	CARPET									
Interior Floor 2	12	CONCRETE									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	0										
#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	14,280	2.00	1970	AV	55	A	1.00	15,700
81	COOLER	B	322	46.00	1986	AV	68	A	1.00	10,100
83	SIGN	L	56	28.75	2000	GD	70	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,912		19.40	56,497	
CNP	CANOPY	0	552		4.92	2,718	
FFL	1ST FLOOR	4,160	4,160		97.07	403,829	
Ttl Gross Liv / Lease Area		4,160	7,624			463,044	

