

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION				
KCK HOLDING LLC 15 BALDWIN ST EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed							
												COMMERC.	325	247,500		247,500								
												COMM LAND	325	69,000		69,000								
SUPPLEMENTAL DATA												COMMERC.		325	10,800		10,800							
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379987_2849983						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		327,300		327,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
KCK HOLDING LLC COTE SYLVIO A + JUDITH, VEDOVELLI VEDOVELLI				16066	0496	07-20-2006	U	I	350,000		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				07203	0483	06-27-1989	U	I	1		1A	2023	325	226,200	2022	325	212,900	2021	325	211,600				
				06455	0134	04-17-1987	U	I	1		1A		325	62,600		325	59,800		325	59,800				
				04425	0142	05-23-1977	U	I	0				325	8,400		325	8,400		325	7,700				
												Total		297,200		Total		281,100		Total		279,100		
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																			
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name			B		Tracing			Batch														
0001							400			IA														
NOTES																								
THE DOG SHOP-DOGGIE DAY CARE-PET SALON												Appraised Bldg. Value (Card)								247,500				
												Appraised Xf (B) Value (Bldg)								0				
												Appraised Ob (B) Value (Bldg)								10,800				
												Appraised Land Value (Bldg)								69,000				
												Special Land Value								0				
												Total Appraised Parcel Value								327,300				
												Valuation Method								C				
												Total Appraised Parcel Value								327,300				
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	
224		09-24-1998		9	ALTERATION		10,300								DOG GROOMING BUSINESS		03-02-2021		334		2	14	INSPECTED	
139		07-01-1991		MN	Manual Note		12,000								ALTERATION		02-05-2017		317			16	FIELDREV CHG	
																	05-24-2004		303			2	MEASURED	
																	05-24-1999		105			15	PERMIT VISIT	
																	07-17-1992		107			3	MEAS+INSPCTD	
																	04-10-1981		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		IND	SITE		15,820	SF	6.23	0.70000		B	1.00	IA	1.000					0		4.36	69,000	
Total Card Land Units							0.36	AC	Parcel Total Land Area: 0.36							Total Land Value							69,000	

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					MIXED USE						
Exterior Wall 1	8		BRICK VENR			Code	Description			Percentage		
Exterior Wall 2	21		CONC BLOCK			325	STORE			100		
Roof Structure	4		FLAT							0		
Roof Cover	4		TAR+GRAVEL							0		
Interior Wall 1	5		MINIMUM			COST / MARKET VALUATION						
Interior Wall 2	1		DRYWALL			RCN			405,669			
Interior Floor 1	12		CONCRETE									
Interior Floor 2	4		CARPET									
Heating Fuel	2		GAS									
Heating Type	1		FORCED H/A			Year Built			1960			
AC Percent	100					Effective Year Built			1982			
FBM Sqft						Depreciation Code			FA			
Bldg Use	325		STORE			Remodel Rating						
Total Rooms	0					Year Remodeled						
Bedrooms	0					Depreciation %			39			
Full Baths	0					Functional Obsol						
Half Baths	2					External Obsol						
Extra Fixtures	0					Trend Factor			1			
#Heat Sys	1					Condition						
Frame	2		STEEL			Condition %						
Bath Style	A		AVERAGE			Percent Good			61			
Foundation	6		SLAB			Cns Sect Rcndd			247,500			
Partitions	T		TYPICAL			Dep % Ovr						
Wall Height	14.00					Dep Ovr Comment						
FBM Quality						Misc Imp Ovr						
Overhead Door						Misc Imp Ovr Comment						
Kitchens	0					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	7,992	2.00	1960	AV	55	A	1.00	8,800		
87	FENCE-4	L	64	8.00	1990	AV	55	A	1.00	300		
88	FENCE-6	L	72	12.00	1980	AV	55	A	1.00	500		
67	CANOPY/CAR	L	216	10.00	2018	AV	55	A	1.00	1,200		
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
FFL	1ST FLOOR				3,888	3,888		81.66	317,480			
OFC	OFFICE				1,080	1,080		81.66	88,189			
Ttl Gross Liv / Lease Area					4,968	4,968			405,669			

				108	
OFC	36	36	FFL		36
30			108		



15 BALDWIN ST