

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
2 CENTER SQUARE LLC C/O JENNINGS REAL ESTATE 73 CHESTNUT ST			1 TYPCL			Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA
SPRINGFIELD MA 01103		SUPPLEMENTAL DATA			COMMERC.	325	333,400	333,400		
					COMM LAND	325	184,600	184,600		
					COMMERC.	325	13,900	13,900		
		Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_381293_2850373			Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		531,900	531,900

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
2 CENTER SQUARE LLC INTERNATIONAL UNION OF		24103 04764	0590 0371	09-03-2021	U	I	950,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				05-10-1979	U	I	0		2023	325	306,000	2022	325	288,900	2021	325	288,900	
										325	167,500		325	159,600		325	159,600	
										325	11,200		325	11,200		325	11,200	
		Total								484,700		Total		459,700		Total		459,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	333,400
0001			325	BG				Appraised Xf (B) Value (Bldg)	0
								Appraised Ob (B) Value (Bldg)	13,900
								Appraised Land Value (Bldg)	184,600
								Special Land Value	0
								Total Appraised Parcel Value	531,900
								Valuation Method	C
								Total Appraised Parcel Value	531,900

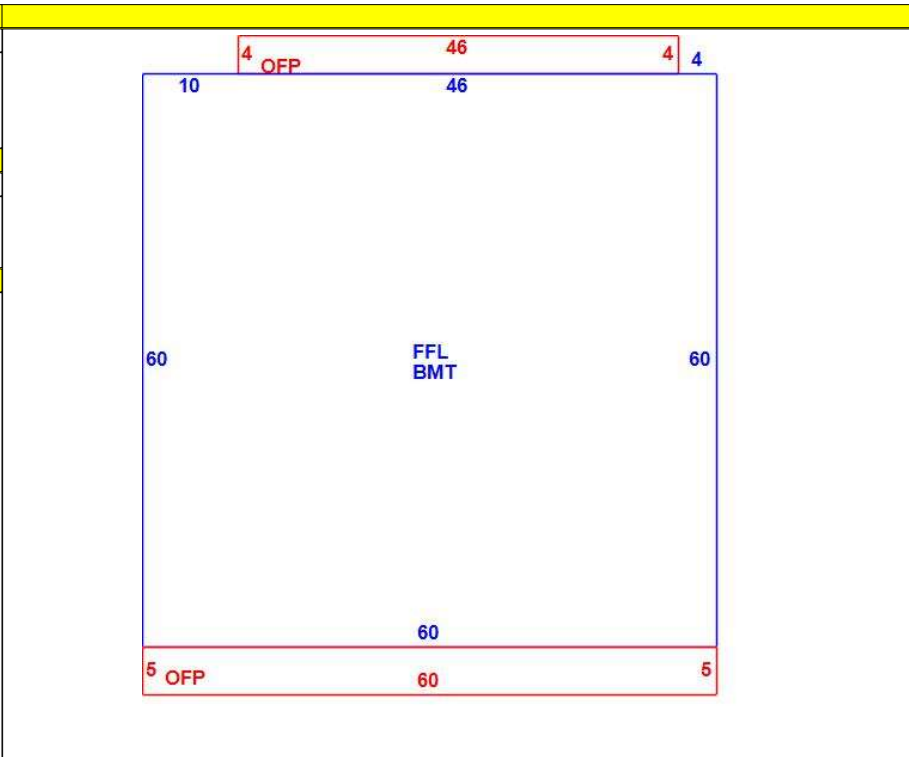
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
201400404	02-28-2014	6	SIGN	400	04-22-2014	100	04-22-2014	32X23.75 ENTRY SIGN	03-09-2021	334			14	INSPECTED
201400403	02-28-2014	6	SIGN	200	04-22-2014	100	04-22-2014	15.7X168 "MAUREENS SWE	06-21-2017	317			15	PERMIT VISIT
201400402	02-28-2014	6	SIGN	100	04-22-2014	100	04-22-2014	10X120 'FINE CHOCOLATE"	04-22-2014	105			15	PERMIT VISIT
201200493	03-01-2012	6	SIGN	1,000				OBSESSIONS	05-25-2012	317			15	PERMIT VISIT
146	06-01-1994	MN	Manual Note					SIGN	05-21-2004	303			3	MEAS+INSPCTD
144	06-01-1994	MN	Manual Note	10,000				ALTERATION	02-10-1995	107			15	PERMIT VISIT
200	07-01-1993	MN	Manual Note	8,500				ALTERATION	04-13-1994	107			15	PERMIT VISIT

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	325	STORE	BUS	SITE	20,325	SF	5.31	1.71000	E	1.00	BG	1.000		0	9.08	184,600
Total Card Land Units					0.47	AC	Parcel Total Land Area: 0.47					Total Land Value		184,600		

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	3.00				
Exterior Wall 1	8	BRICK VENR			
Exterior Wall 2	21	CONC BLOCK			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	3	HARDWOOD			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft	1260				
Bldg Use	325	STORE			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	3				
Extra Fixtures	6				
#Heat Sys	3				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality	3.00				
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION	
RCN	456,699
Year Built	1945
Effective Year Built	1994
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	333,400
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	12,672	2.00	1980	AV	55	A	1.00	13,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	3,600		20.91	75,280	
FFL	1ST FLOOR	3,600	3,600		104.56	376,400	
OFF	OPEN PORCH	0	484		10.37	5,019	
Ttl Gross Liv / Lease Area		3,600	7,684			456,699	

