

Property Location
Vision ID

64 MAPLE ST
2067

Account #
2104

Map ID
27/ 9/ 0/ /

Bldg Name
Sec #

1 of 1

Card #
1 of 1

State Use
326

Print Date
11/13/2023 10:01:23

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
GRAHAM STEVEN L TR 35 INDUSTRIAL DR EAST LONGMEADOW MA 01028			1 TYPCL			Description	Code	Appraised	Assessed								
						COMMERC.	326	100,000	100,000								
						COMM LAND	326	560,300	560,300								
						COMMERC.	326	39,200	39,200								
SUPPLEMENTAL DATA																	
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380166_2849365				Received NIA Field 8 Field 9 Field 10 Assoc Pid#													
						Total		699,500	699,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GRAHAM STEVEN L TR COYOTE REALTY LLC 7 ROADS STATION INC RINTOUL JAMES A, RINTOUL M ISABELLE HEIRS		23042	0478	01-13-2020	U	V	1,100,000	1	Year	Code	Assessed	Year	Code	Assessed			
		23042	0291	01-13-2020	U	V	0	1B	2023	326	90,800	2022	326	65,000			
		15265	0281	08-15-2005	U	I	700,000	1		326	520,000		326	500,100			
		09789	0286	03-07-1997	U	I	1	1A		326	31,000		326	31,000			
		04876	0027	12-06-1979	U	I	0										
								Total		641,800	Total		596,100	Total		525,100	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value									
Year	Code	Description	Amount	Code	Description	Number	Amount								Comm Int		
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001						390		BG									
NOTES																	
FY 13 COMBINED ALL SIX LOTS NKA 64 MAPLE ST. ALL OTHER PARCELS CLOSED.																	
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-23-175	03-15-2023	15	TENT	550		0			05-30-2023	400			15	PERMIT VISIT			
202201959	06-08-2022	6	SIGN	100		0		ATT'D TO BLDG	07-13-2021	334			15	PERMIT VISIT			
202201958	06-08-2022	6	SIGN	50	05-30-2023	100	05-30-2023	FREESTANDING SIGN-ALRE	06-30-2021	400			15	PERMIT VISIT			
202102773	09-09-2021	6	SIGN	1,500	06-13-2022	100	06-13-2022		07-01-2020	334			15	PERMIT VISIT			
202101651	05-03-2021	6	SIGN	1,500	06-30-2021	100	06-30-2021	16 SQ FT	12-03-2010	317			15	PERMIT VISIT			
202000912	03-10-2020	8	RENOVATION	100,000	07-13-2021	100	07-13-2021	CONVERTED INTO A ICE CR	01-19-2010	316			15	PERMIT VISIT			
254	10-26-2009	8	RENOVATION	25,000				FLOOR AND JOISTS	01-19-2010	316			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	326	RST/BAR	MUL	SITE	27,000 SF	4.49	1.56000	D	1.00	BA	1.000	BUS ZONE FRONT/IND ZON		0	10.51	283,800	
1	326	RST/BAR	MUL	SITE	40,000 SF	3.69	0.70000	B	1.00	BA	1.000			0	3.88	155,200	
1	326	RST/BAR	MUL	EXCESS	1.540 AC	52,500.00	1.00000	0	1.00	BA	1.000			0	78,750	121,300	
Total Card Land Units					3.08 AC	Parcel Total Land Area:					3.08	Total Land Value					560,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:	74		RESTAURANT							
Model	94		COMMERCIAL							
Grade	C		AVERAGE							
Stories	1.00		1 STORY							
Occupancy	1.00					MIXED USE				
Exterior Wall 1	2		CLAPBOARD			Code	Description		Percentage	
Exterior Wall 2						326	RST/BAR		100	
Roof Structure	1		GABLE						0	
Roof Cover	1		ASPHALT SH						0	
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION				
Interior Wall 2						RCN		117,701		
Interior Floor 1	3		HARDWOOD							
Interior Floor 2										
Heating Fuel	3		ELECTRIC							
Heating Type	10		NOT DUCTED			Year Built		1931		
AC Percent	100					Effective Year Built		2006		
FBM Sqft						Depreciation Code		VG		
Bldg Use	326		RST/BAR			Remodel Rating		04		
Total Rooms	2					Year Remodeled		2020		
Bedrooms	0					Depreciation %		15		
Full Baths	0					Functional Obsol				
Half Baths	1					External Obsol				
Extra Fixtures						Trend Factor		1		
#Heat Sys	1					Condition				
Frame	1		WOOD			Condition %				
Bath Style	A		AVERAGE			Percent Good		85		
Foundation	1		CONCRETE			Cns Sect Rcnld		100,000		
Partitions	T		TYPICAL			Dep % Ovr				
Wall Height						Dep Ovr Comment				
FBM Quality						Misc Imp Ovr				
Overhead Door						Misc Imp Ovr Comment				
Kitchens						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
83	SIGN	L	35	28.75	2021	VG	85	V	1.50	1,300
85	PAVING	L	30,628	2.00	2021	AV	55	A	1.00	33,700
02	SHED/FR	L	640	12.00	2021	AV	55	A	1.00	4,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR				916	916		120.60	110,465	
OPF	OPEN PORCH				0	336		12.20	4,100	
WDK	WOOD DECK				0	186		16.86	3,135	
Ttl Gross Liv / Lease Area					916	1,438			117,700	