

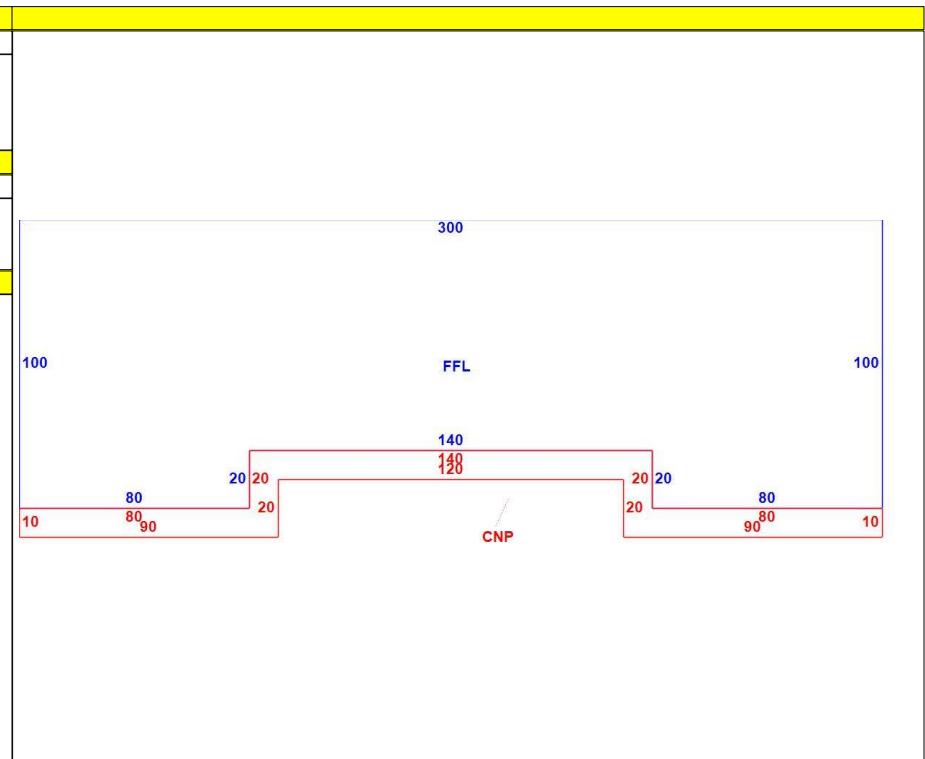
State Use 323
Print Date 11/13/2023 2:29:26 P

VISION

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	95	REG SHOP CTR									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	1.00	1 STORY									
Occupancy	12.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	8	BRICK VENR									
Roof Structure	4	FLAT									
Roof Cover	4	TAR+GRAVEL									
Interior Wall 1	8	PLYWD PANL									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	4	CARPET									
Interior Floor 2	14	ASPHL TILE									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	323	SHOPCTR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	27										
Extra Fixtures	19										
#Heat Sys	12										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	A	ABV AVG									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	2										

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	365,70	2.00	1995	AV	55	A	1.00	402,300
77	LITE-SIN	L	5	690.00	1995	AV	55	A	1.00	1,900
78	LITE-DBL	L	18	920.00	1994	AV	55	A	1.00	9,100
62	S-D BOX	B	336	57.50	1995	AV	85	P	0.75	12,300
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	3,400		10.18	34,614	
FFL	1ST FLOOR	27,200	27,200		203.61	5,538,314	
Ttl Gross Liv / Lease Area		27,200	30,600			5,572,928	



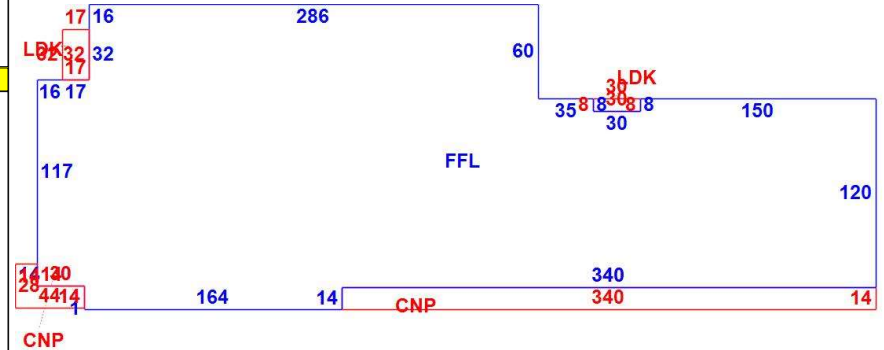
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
SO HERITAGE PARK JV LLC ONE GRAND CENTRAL PLACE 60 EAST 42ND ST SUITE 464 NEW YORK NY 10165			1 TYPCL			Description	Code	Appraised	Assessed								
						COMMERC.	323	19,948,500	19,948,500								
						COMM LAND	323	4,209,600	4,209,600								
		SUPPLEMENTAL DATA					COMMERC.	323	413,300	413,300							
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377454_2854927					Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	326	716,900	716,900								
						COMMERC.	326	64,400	64,400								
						Total		25,352,700	25,352,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SO HERITAGE PARK JV LLC HERITAGE MZL LLC HERITAGE PARK II E + A LLC, E AND A ACQUISITION TWO,LIMITED PART J R S REALTY INC,		25013	0386	05-22-2023	Q	I	27,348,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		19900	0008	07-01-2013	U	I	27,270,073	1	2023	323	18,344,300	2022	323	19,198,400	2021	323	19,283,300
		17979	0537	09-10-2009	U	I	10	1B		323	3,830,700		323	2,428,400		323	2,428,400
		10810	0440	06-17-1999	U	I	14,525,000			323	334,800		323	334,800		323	340,200
		07581	0336	11-01-1990	U	I	1	1B		326	661,300		326	744,200		326	744,200
								Total		23,223,500	Total		22,758,200	Total		22,849,700	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount										
									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 14,897,400 Appraised Xf (B) Value (Bldg) 343,400 Appraised Ob (B) Value (Bldg) 477,700 Appraised Land Value (Bldg) 4,209,600 Special Land Value 0 Total Appraised Parcel Value 25,352,700 Valuation Method C Total Appraised Parcel Value 25,352,700								
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001						323		BG									
NOTES																	
440-42/PETCO-EMPORIUM-THE UPS STORE-/446 STOP & SHOP/ HERITAGE PLAZA LIQUORS/448 /450 PANERA BREAD -GENTAL DENTAL=#448 DOG BATHS = 2 EXT FIX 2017																	
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		
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
2	323	SHOPCTR	MUL	SITE	0 SF	0.00	1.71000	E	1.00	BG	1.000			0		0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 13.22					Total Land Value					4,209,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	95	REG SHOP CTR			
Model	94	COMMERCIAL			
Grade	A	VERY GOOD			
Stories	1.00	1 STORY			
Occupancy	10.00		MIXED USE		
Exterior Wall 1	21	CONC BLOCK	Code	Description	Percentage
Exterior Wall 2	23	GLASS	323	SHOPCTR	100
Roof Structure	4	FLAT			0
Roof Cover	11	MEMBRANE			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			RCN		16,738,662
Interior Floor 1	14	ASPHL TILE	Year Built		1994
Interior Floor 2	4	CARPET	Effective Year Built		2010
Heating Fuel	2	GAS	Depreciation Code		VG
Heating Type	1	FORCED H/A	Remodel Rating		
AC Percent	100		Year Remodeled		
FBM Sqft			Depreciation %		11
Bldg Use	323	SHOPCTR	Functional Obsol		
Total Rooms	0		External Obsol		
Bedrooms	0		Trend Factor		1
Full Baths	0		Condition		
Half Baths	17		Condition %		
Extra Fixtures	11		Percent Good		89
#Heat Sys	10		Cns Sect Rcld		14,897,400
Frame	2	STEEL	Dep % Ovr		
Bath Style	A	AVERAGE	Dep Ovr Comment		
Foundation	6	SLAB	Misc Imp Ovr		
Partitions	A	ABV AVG	Misc Imp Ovr Comment		
Wall Height	12.00		Cost to Cure Ovr		
FBM Quality			Cost to Cure Ovr Comment		
Overhead Door	04	4 OVD			
Kitchens	2				

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
61	ELEV-COMME	B	2	75000.00	2002	AV		89		0.00	133,500
81	COOLER	B	496	46.00	2002	AV		89	A	1.00	20,300
82	FREEZER	B	192	69.00	2002	AV		89	A	1.00	11,800
82	FREEZER	B	823	69.00	2002	AV		89	A	1.00	50,500
81	COOLER	B	160	46.00	2002	GD		89	G	1.25	8,200
91	LOAD LEV	B	4	3680.00	2002	AV		89	A	1.00	13,100
81	COOLER	B	150	46.00	2002	AV		89	A	1.00	6,100
81	COOLER	B	504	46.00	2002	AV		89	A	1.00	20,600
81	COOLER	B	592	46.00	2002	AV		89	A	1.00	24,200
81	COOLER	B	60	46.00	2002	AV		89	A	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
CNP	CANOPY	0	5,572		9.98	55,584
FFL	1ST FLOOR	83,662	83,662		199.22	16,667,537
LDK	LOADING DK	0	784		19.82	15,540

	Ttl Gross Liv / Lease Area	83,662	90,018			16,738,661



State Use 323
Print Date 11/13/2023 2:29:29 P

State Use 323
Print Date 11/13/2023 2:29:30 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION															
SO HERITAGE PARK JV LLC ONE GRAND CENTRAL PLACE 60 EAST 42ND ST SUITE 464 NEW YORK NY 10165						1 TYPCL						Description		Code		Appraised		Assessed																	
												COMMERC.		323		19,948,500		19,948,500																	
												COMM LAND		323		4,209,600		4,209,600																	
SUPPLEMENTAL DATA												COMMERC.		323		413,300		413,300																	
Alt Prcl ID						Received NIA Field 8 Field 9 Field 10						COMMERC.		326		716,900		716,900																	
SP Permit												COMMERC.		326		64,400		64,400																	
Chapter La																																			
OC Dates																																			
In+Ex FY																																			
Mailed																																			
GIS ID						F_377454_2854927						Assoc Pid#																							
												Total		25,352,700		25,352,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
SO HERITAGE PARK JV LLC HERITAGE MZL LLC HERITAGE PARK II E + A LLC, E AND A ACQUISITION TWO,LIMITED PART J R S REALTY INC,				25013		0386		05-22-2023		Q		I		27,348,000		00		Year		Code		Assessed		Year		Code		Assessed							
				19900		0008		07-01-2013		U		I		27,270,073		1		2023		323		18,344,300		2022		323		19,198,400		2021		323		19,283,300	
				17979		0537		09-10-2009		U		I		10		1B				323		3,830,700				323		2,428,400				323		2,428,400	
				10810		0440		06-17-1999		U		I		14,525,000						323		334,800				323		334,800				323		340,200	
				07581		0336		11-01-1990		U		I		1		1B						326		661,300				326		744,200				326	
												Total		23,223,500		Total		22,758,200		Total		22,849,700													
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												323				BG																			
NOTES																																			
NINETY-NINE RESTAURANT SUB DIV																																			
#845-INTERIOR REMODELED 2008, CHANGED																																			
TO VG. 1/19/2010 ALL PERMITS COMPLETE																																			
2015 REMOVED ONE INTERIOR WALL BETWEEN																																			
BAR AND DINING, OTHER MINOR CHANGES																																			
NEW BOOTHS NEW LIGHTS & CEILING																																			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	2	HIP									
Roof Cover	9	METAL									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	6	CERAMIC TL									
Interior Floor 2											
Heating Fuel	1	OIL									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	326	RST/BAR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	11										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	1										

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
81	COOLER	B	136	46.00	2010	GD	90	G	1.25	7,000
81	COOLER	B	160	46.00	2010	GD	90	G	1.25	8,300
82	FREEZER	B	180	69.00	2010	GD	90	G	1.25	14,000
78	LITE-DBL	L	1	920.00	1997	GD	70	G	1.25	800
85	PAVING	L	35,000	2.00	1997	GD	70	G	1.25	61,300
84	SIGN-ILU	L	44	40.25	2008	VG	85	V	1.50	2,300
SPR	SPRINKLER	L	1	1.00		AV	55	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
EFP	ENCL PORCH	0	240		41.43	9,944	
FFL	1ST FLOOR	5,460	5,460		138.11	754,066	
Ttl Gross Liv / Lease Area		5,460	5,700			764,010	

