

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
AW BROWN REAL ESTATE LLC PO BOX 524 EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed						
												COMMERC.	325	1,361,800		1,361,800							
												COMM LAND	325	418,400		418,400							
SUPPLEMENTAL DATA												COMMERC.		325	116,200		116,200						
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380364_2847854						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		1,896,400		1,896,400							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
AW BROWN REAL ESTATE LLC A AND B REALTY LLC HERLIHY JOHN J, HERLIHY,MARY C HERLIHY JOHN J,				40086	LC	12-05-2022	U	I	1,985,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				31927	LC	10-07-2004	U	I	1,100,000		1B	2023	325	1,244,100	2022	325	1,170,700	2021	325	1,170,700			
				10910	0023	10-11-2001	U	I	1		1A		325	397,200		325	378,200		325	378,200			
				00141	0251	10-11-2001	U	I	1		1A		325	94,100		325	94,100		325	93,800			
				LC00	0000	02-05-1986	U	I	550,000			Total	1,735,400		Total	1,643,000		Total	1,642,700				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor APPAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,361,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 116,200 Appraised Land Value (Bldg) 418,400 Special Land Value 0 Total Appraised Parcel Value 1,896,400 Valuation Method C Total Appraised Parcel Value 1,896,400											
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																							
BROWNS PET + GARDEN																							
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		
76		04-01-1995		MN	Manual Note		3,000						SIGN		03-04-2021		334			14	INSPECTED		
75		04-01-1995		MN	Manual Note		1,500						SIGN		05-26-2004		303			3	MEAS+INSPCTD		
325		12-01-1994		MN	Manual Note		175,000						ADD-ALTER		03-26-1996		107			15	PERMIT VISIT		
6		01-01-1993		MN	Manual Note		2,000						SIGN		01-19-1995		107			15	PERMIT VISIT		
352		12-01-1992		MN	Manual Note		7,800						FANS		04-12-1994		107			15	PERMIT VISIT		
135		06-01-1991		MN	Manual Note		12,000						ADDITION		03-12-1993		107			15	PERMIT VISIT		
												10-09-1990		107			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	40,000	SF	3.69	1.56000	D	1.00	BA	1.000					0	5.76	230,400			
1	325	STORE		BUS	EXCESS	3.580	AC	52,500.00	1.00000	0	1.00	BA	1.000					0	52,500	188,000			
Total Card Land Units						4.50	AC	Parcel Total Land Area: 4.50						Total Land Value						418,400			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	D+	FAIR (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	18	CORREG STL									
Exterior Wall 2	8	BRICK VENR									
Roof Structure	1	GABLE									
Roof Cover	9	METAL									
Interior Wall 1	5	MINIMUM									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	12	CONCRETE									
Interior Floor 2											
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	90										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	4										
Extra Fixtures	4										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door	13	13 OVD									
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
88	FENCE-6	L	855	12.00	1968	AV	55	A	1.00	5,600
85	PAVING	L	97,900	2.00	1963	AV	55	A	1.00	107,700
84	SIGN-ILU	L	52	40.25	1995	AV	55	G	1.25	1,400
77	LITE-SIN	L	3	690.00	1963	AV	55	A	1.00	1,100
02	SHED/FR	L	64	12.00	2018	AV	55	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	672		3.26	2,193	
FFL	1ST FLOOR	28,893	28,893		64.49	1,863,223	
Ttl Gross Liv / Lease Area		28,893	29,565			1,865,416	

