

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
DORIAN FUND II LONGMEADOW LLC 1018 EGLINTON AVE EAST UNIT 5 MISSISSAUGA ON L4W 1K3 CANADA					1	TYPCL					Description		Code	Appraised		Assessed							
											COMMERC.	342	417,000		417,000								
											COMM LAND	342	144,100		144,100								
SUPPLEMENTAL DATA										COMMERC.		342	5,300		5,300								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375378_2855791						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		566,400		566,400							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
DORIAN FUND II LONGMEADOW LLC DORIAN VETERINARY REAL ESTATE FUND GERR-MAIN CORP				24821	0598	11-30-2022	U	I	10		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				24149	328	09-28-2021	Q	I	550,000		00	2023	342	383,900	2022	342	137,600	2021	342	126,500			
				04513	0140	11-14-1977	U	I	0				342	131,000		342	124,800		342	124,800			
													342	4,700		342	4,700		342	3,800			
Total												519,600	Total		267,100	Total		255,100					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 417,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,300 Appraised Land Value (Bldg) 144,100 Special Land Value 0 Total Appraised Parcel Value 566,400 Valuation Method C Total Appraised Parcel Value 566,400											
Year	Code	Description		Amount		Code	Description		Number	Amount												Comm Int	
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B			Tracing			Batch												
0001								342			BG												
NOTES																							
E L ANIMAL HOSPITAL																							
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	
202002127		07-21-2020		6	SIGN		5,206		06-29-2021		100	06-29-2021		64 SQ FT. REPLACE OLD SI		06-29-2021	400			15	PERMIT VISIT		
38		02-24-2009		12	REROOF		2,800									03-09-2021	334			14	INSPECTED		
37		03-17-1997		6	SIGN		2,500							SIGN		12-02-2009	317			15	PERMIT VISIT		
115		06-01-1987		MN	Manual Note									ROOF REPR		05-07-2004	303			3	MEAS+INSPECTD		
																01-13-1998	200			15	PERMIT VISIT		
																06-30-1992	107			3	MEAS+INSPECTD		
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	342	PROF OF		BUS	SITE	8,815	SF	9.56	1.71000		E	1.00	BG	1.000					0	16.35	144,100		
Total Card Land Units						0.20	AC	Parcel Total Land Area: 0.20						Total Land Value						144,100			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	82	VET CLINIC									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	8	BRICK VENR									
Roof Structure	4	FLAT									
Roof Cover	11	MEMBRANE									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	5	LINO/VINYL									
Interior Floor 2	6	CERAMIC TL									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft	2312										
Bldg Use	342	PROF OF									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	8										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	9.00										
FBM Quality	3.00										
Overhead Door											
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
85	PAVING	L	3,000	2.00	1970	AV	55	A	1.00	3,300
84	SIGN-ILU	L	64	40.25	2020	GD	70	A	1.00	1,800
88	FENCE-6	L	32	12.00	1980	AV	55	A	1.00	200
CVAC	CENTRAL VAC	B	1	1.00	1970	AV	79	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,312		31.23	72,211	
FFL	1ST FLOOR	2,910	2,910		156.30	454,833	
OPF	OPEN PORCH	0	51		15.32	782	
Ttl Gross Liv / Lease Area		2,910	5,273			527,826	

