

State Use 351
Print Date 11/14/2023 7:24:11 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																							
BLUE RIDGE WILDER, LLC 310 MAPLE ST EAST LONGMEADOW MA 01028						1 TYPCL						Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW, MA															
												COMMERC.		351		239,500		239,500																	
												COMM LAND		351		249,800		249,800																	
				SUPPLEMENTAL DATA						COMMERC.		351		20,000		20,000		VISION																	
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375442_2848004				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
												Total		509,300		509,300																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
BLUE RIDGE WILDER, LLC FIRST STEP NURSERY SCHOOL INC O'CONNOR KEVIN W + GINA L				24135		0349		09-21-2021		Q		I		500,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				07772		0486		08-05-1991		U		I		25,000		1		2023		351		224,300		2022		351		143,400		2021		351		191,300	
				00000		0000				U				0						351		228,600				351		217,700				351		217,700	
																				351		17,000				351		17,000				351		17,000	
				Total		0.00										Total		469,900		Total		378,100		Total		426,000									
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										APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 239,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,000 Appraised Land Value (Bldg) 249,800 Special Land Value 0 Total Appraised Parcel Value 509,300 Valuation Method C Total Appraised Parcel Value 509,300																	
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						351		BG																											
NOTES																		Total Appraised Parcel Value 509,300																	
SUB DIV 671 +697 TREEHOUSE LEARNING CENTER																																			
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							
202201291		04-13-2022		4		ADDITION		5,800		05-20-2022		100		05-20-2022		NVC=EXIT ACCESS RAMP		03-05-2021		334						14		INSPECTED							
202102917		09-30-2021		6		SIGN		250		05-20-2022		100		05-20-2022		NVC=INGROUND SIGN		06-21-2017		317						15		PERMIT VISIT							
254		08-14-2007		52		PAVILION		5,000								20` X 16`		12-26-2007		317						15		PERMIT VISIT							
224		08-01-1992		MN		Manual Note		7,000								FIN BMT		05-07-2004		303						3		MEAS+INSPCTD							
131		06-01-1991		MN		Manual Note		108,000								NURS SCH		03-01-1993		131						15		PERMIT VISIT							
																		05-08-1992		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	351	SCHOOL		RB	SITE	40,000		SF	3.69	1.56000	D	1.00	BA	1.000							0		5.76		230,400										
1	351	SCHOOL		RB	EXCESS	0.370		AC	52,500.00	1.00000	0	1.00	BA	1.000							0		52,500		19,400										
Total Card Land Units						1.29		AC	Parcel Total Land Area: 1.29						Total Land Value						249,800														

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	5	LINO/VINYL									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft	1843										
Bldg Use	351	SCHOOL									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	4										
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	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
83	SIGN	L	13	28.75	2021	AV	55	A	1.00	200
85	PAVING	L	7,000	2.00	1991	AV	55	A	1.00	7,700
77	LITE-SIN	L	1	690.00	1991	AV	55	A	1.00	400
02	SHED/FR	L	80	12.00	2001	AV	55	A	1.00	500
87	FENCE-4	L	240	8.00	1994	AV	55	A	1.00	1,100
66	CANOPY	L	320	45.00	2001	GD	70	A	1.00	10,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,304		22.17	51,075	
FFL	1ST FLOOR	2,304	2,304		110.79	255,264	
OPF	OPEN PORCH	0	56		11.87	665	
Ttl Gross Liv / Lease Area		2,304	4,664			307,004	

