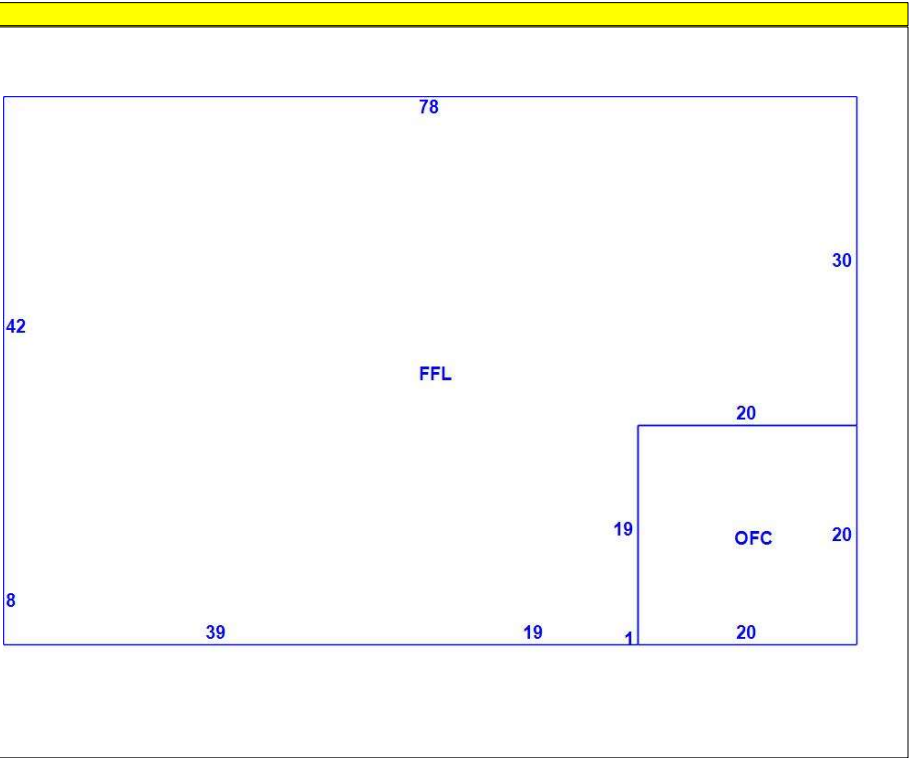


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
ZEPKE RALPH 174 SHAKER RD EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	325	322,500		322,500										
												COMM LAND	325	227,700		227,700										
												COMMERC.	325	29,800		29,800										
SUPPLEMENTAL DATA										Total		580,000		580,000												
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380028_2847181				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
ZEPKE RALPH				04831	0157	09-14-1979	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
												2023	325	296,900	2022	325	282,900	2021	325	296,600						
																					325	206,900	325	197,100	325	197,100
Total		527,900	Total		504,100	Total		517,900																		
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) 156,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 29,800 Appraised Land Value (Bldg) 227,700 Special Land Value 0 Total Appraised Parcel Value 580,000 Valuation Method C Total Appraised Parcel Value 580,000														
Nbhd		Nbhd Name			B		Tracing			Batch																
0001							325			BG																
NOTES																										
COUNTRY GLASS + MIRROR																										
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					
223 77		01-01-1986		MN	Manual Note								ADDITION BLDG		03-04-2021		334			14	INSPECTED					
		01-01-1985		MN	Manual Note										05-17-2004		303			3	MEAS+INSPCTD					
															10-08-1990		107			3	MEAS+INSPCTD					
															04-03-1986		500			15	PERMIT VISIT					
															04-20-1981		500			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	39,266	SF	3.72	1.56000	D	1.00	BA	1.000					0		5.8 227,700						
Total Card Land Units						0.90	AC	Parcel Total Land Area: 0.90						Total Land Value						227,700						

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											
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	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	25										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	1										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	14.00										
FBM Quality											
Overhead Door	01	1 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	192	12.00	1960	AV	55	A	1.00	1,300
85	PAVING	L	25,000	2.00	1960	AV	55	A	1.00	27,500
84	SIGN-ILU	L	46	40.25	1980	AV	55	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	3,500	3,500		61.76	216,174	
OFC	OFFICE	400	400		61.76	24,706	
Ttl Gross Liv / Lease Area		3,900	3,900			240,880	



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION						
ZEPKE RALPH						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	325	322,500		322,500										
												COMM LAND	325	227,700		227,700										
174 SHAKER RD				SUPPLEMENTAL DATA								COMMERC.		325	29,800		29,800									
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380028_2847181						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
EAST LONGMEADOW MA 01028												Total		580,000		580,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
ZEPKE RALPH				04831	0157	09-14-1979	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
												2023	325	296,900	2022	325	282,900	2021	325	296,600						
																					325	206,900	325	197,100	325	197,100
Total		527,900	Total		504,100	Total		517,900																		
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							325			BG																
NOTES																										
TENANTS: BACH TOWING												Appraised Bldg. Value (Card)								165,900						
												Appraised Xf (B) Value (Bldg)								0						
												Appraised Ob (B) Value (Bldg)								29,800						
												Appraised Land Value (Bldg)								227,700						
												Special Land Value								0						
												Total Appraised Parcel Value								580,000						
												Valuation Method								C						
												Total Appraised Parcel Value								580,000						
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				
																	03-04-2021	334			14	INSPECTED				
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					
2	325	STORE		BUS	SITE	0	SF	0.00	1.56000	D	1.00	BA	1.000							0	0	0				
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.90						Total Land Value						227,700						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description				Element	Cd	Description		
Style:	39	REPAIR GAR								
Model	94	COMMERCIAL								
Grade	C+	AVG. (+)								
Stories	1.00	1 STORY								
Occupancy	1.00					MIXED USE				
Exterior Wall 1	21	CONC BLOCK				Code	Description		Percentage	
Exterior Wall 2						325	STORE		100	
Roof Structure	1	GABLE							0	
Roof Cover	1	ASPHALT SH							0	
Interior Wall 1	5	MINIMUM				COST / MARKET VALUATION				
Interior Wall 2	1	DRYWALL				RCN		224,223		
Interior Floor 1	12	CONCRETE								
Interior Floor 2	14	ASPHL TILE				Year Built		1985		
Heating Fuel	2	GAS				Effective Year Built		1995		
Heating Type	1	FORCED H/A				Depreciation Code		GD		
AC Percent	0					Remodel Rating				
FBM Sqft						Year Remodeled				
Bldg Use	332	AUTOREP				Depreciation %		26		
Total Rooms	0					Functional Obsol				
Bedrooms	0					External Obsol				
Full Baths	0					Trend Factor		1		
Half Baths	2					Condition				
Extra Fixtures	0					Condition %				
#Heat Sys	1					Percent Good		74		
Frame	2	STEEL				Cns Sect Rcnlld		165,900		
Bath Style	A	AVERAGE				Dep % Ovr				
Foundation	6	SLAB				Dep Ovr Comment				
Partitions	T	TYPICAL				Misc Imp Ovr				
Wall Height	12.00					Misc Imp Ovr Comment				
FBM Quality						Cost to Cure Ovr				
Overhead Door	04	4 OVD				Cost to Cure Ovr Comment				
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
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR				2,492	2,492		86.51	215,572	
OFC	OFFICE				100	100		86.51	8,651	
Ttl Gross Liv / Lease Area					2,592	2,592			224,223	