

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION					
THELMA W RATNER LLC 33 STATE ST SPRINGFIELD MA 01103						1	TYPCL					Description		Code	Appraised		Assessed						
												COMMERC.	325	352,100		352,100							
												COMM LAND	325	189,000		189,000							
				SUPPLEMENTAL DATA										COMMERC.	325	16,800					16,800		
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379892_2852862				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		557,900		557,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
THELMA W RATNER LLC RATNER THELMA W TRUST				22494	0001	12-20-2018	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				03396	0408	01-20-1969	U	I	0			2024	325	325,000	2023	325	297,600	2022	325	280,500			
													325	189,000		325	171,400		325	163,400			
													325	16,800		325	13,700		325	13,700			
												Total	530,800		Total	482,700		Total	457,600				
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) 342,000 Appraised Xf (B) Value (Bldg) 10,100 Appraised Ob (B) Value (Bldg) 16,800 Appraised Land Value (Bldg) 189,000 Special Land Value 0 Total Appraised Parcel Value 557,900 Valuation Method C											
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						325		BG															
NOTES																							
LIGHTHOUSE LIQUORS												Total Appraised Parcel Value 557,900											
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						
B-24-244	04-19-2024	12	REROOF	39,999	06-05-2024	100	06-05-2024	ROOF MEMBRANE-COMP N				06-05-2024	400			15	PERMIT VISIT						
202103169	11-09-2021	MN	Manual Note	2,000		100		SHEET METAL FOR HVAC				03-08-2021	334			14	INSPECTED						
24	02-01-2006	6	SIGN	1,600				LIGHTHOUSE LIQUORS WAL				01-11-2007	311			15	PERMIT VISIT						
23	02-01-2006	6	SIGN	1,200				LIGHTHOUSE LIQUORS GR				01-11-2007	311			15	PERMIT VISIT						
193	06-27-2000	6	SIGN	800								05-19-2004	303			3	MEAS+INSPCTD						
69	04-11-2000	12	REROOF	2,000								11-14-2000	200			15	PERMIT VISIT						
229	01-01-1987	MN	Manual Note					ALTER				07-08-1992	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	325	STORE	BUS	SITE	21,620	SF	5.11	1.71000	E	1.00	BG	1.000				0	8.74	189,000					
Total Card Land Units					0.50	AC	Parcel Total Land Area: 0.50					Total Land Value					189,000						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	1.00					MIXED USE					
Exterior Wall 1	8	BRICK VENR				Code	Description			Percentage	
Exterior Wall 2	21	CONC BLOCK				325	STORE			100	
Roof Structure	4	FLAT								0	
Roof Cover	11	MEMBRANE								0	
Interior Wall 1	8	PLYWD PANL				COST / MARKET VALUATION					
Interior Wall 2						RCN		502,870			
Interior Floor 1	4	CARPET				Year Built		1970			
Interior Floor 2	12	CONCRETE				Effective Year Built		1989			
Heating Fuel	2	GAS				Depreciation Code		AG			
Heating Type	1	FORCED H/A				Remodel Rating					
AC Percent	100					Year Remodeled					
FBM Sqft						Depreciation %		32			
Bldg Use	325	STORE				Functional Obsol					
Total Rooms	0					External Obsol					
Bedrooms	0					Trend Factor		1			
Full Baths	0					Condition					
Half Baths	2					Condition %					
Extra Fixtures	0					Percent Good		68			
#Heat Sys	1					Cns Sect Rcnd		342,000			
Frame	2	STEEL				Dep % Ovr					
Bath Style	A	AVERAGE				Dep Ovr Comment					
Foundation	6	SLAB				Misc Imp Ovr					
Partitions	T	TYPICAL				Misc Imp Ovr Comment					
Wall Height	12.00					Cost to Cure Ovr					
FBM Quality						Cost to Cure Ovr Comment					
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	14,280	2.00	1970	AV	55	A	1.00	15,700	
81	COOLER	B	322	46.00	1986	AV	68	A	1.00	10,100	
83	SIGN	L	56	28.75	2000	GD	70	A	1.00	1,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BMT	BASEMENT				0	2,912		21.07	61,356		
CNP	CANOPY				0	552		5.35	2,952		
FFL	1ST FLOOR				4,160	4,160		105.42	438,562		
Ttl Gross Liv / Lease Area					4,160	7,624			502,870		

56

24

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8

18

56

24

52

52

FFL

52

6

6

6

6

CNP

92

199 NORTH MAIN ST