

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION						
WEC 99J 39 LLC C/O CVS # 00769 STORE ACCOUNTI 1 CVS DR - MC 2820 WOONSOCKET RI 02895						1	TYPCL					Description		Code	Appraised		Assessed							
												COMMERC.	325	1,236,500		1,236,500								
												COMM LAND	325	654,100		654,100								
				SUPPLEMENTAL DATA								COMMERC.	325	87,100		87,100								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379649_2853234						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
												Total		1,977,700		1,977,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
WEC 99J 39 LLC EAST LONGMEADOW CVS INC, GARDEN PLAZA REALTY TRUST,				11052	0146	12-29-1999		U	I	3,300,366		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				10798	0490	06-08-1999		U	I	1,275,000		1	2024	325	1,175,200	2023	325	1,086,000	2022	325	1,072,000			
				03060	0267	09-18-1964		U	I	0				325	654,100		325	594,000		325	530,500			
														325	87,100		325	78,300		325	78,300			
						Total							1,916,400		Total		1,758,300		Total		1,680,800			
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												APPROAISED VALUE SUMMARY												
Nbhd			Nbhd Name			B			Tracing			Batch			Appraised Bldg. Value (Card)					1,236,500				
0001									325			BG			Appraised Xf (B) Value (Bldg)					0				
CVS												Appraised Ob (B) Value (Bldg)					87,100							
												Appraised Land Value (Bldg)					654,100							
												Special Land Value					0							
												Total Appraised Parcel Value					1,977,700							
												Valuation Method					C							
												Total Appraised Parcel Value					1,977,700							
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-24-516	08-05-2024	42	REPAIRS	90,000		0		REPAIR DAMAGE FROM CA				05-31-2023	400			15	PERMIT VISIT							
202203258	12-22-2022	8	RENOVATION	100,000	05-24-2023	100	05-31-2023	MODIFICATIONS TO PHARM				07-06-2021	334			15	PERMIT VISIT							
202100023	01-05-2021	42	REPAIRS	22,000	07-06-2021	100	07-06-2021	REPAIR WEST CORNER OF				03-08-2021	334			14	INSPECTED							
202002925	12-01-2020	12	REROOF	24,827	07-06-2021	100	07-06-2021					06-02-2014	317			15	PERMIT VISIT							
201702953	11-21-2017	12	REROOF	8,600	02-05-2018	100	02-05-2018	ONE SIDE ONLY				02-24-2010	100			16	FIELDREV CHG							
201401049	04-11-2014	6	SIGN	675	06-02-2014	100	06-02-2014	INTERIOR WINDOW PANELS				01-19-2010	316			15	PERMIT VISIT							
201301953	05-28-2013	7	REMODEL	185,500	06-02-2014	100	06-02-2014	CVS INTERIOR				03-13-2000	105			14	INSPECTED							
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes			Location Adjustment		Adj Unit Pric	Land Value						
1	325	STORE	BUS	SITE	69,073 SF	3.69	1.71000	E	1.00	BG	1.000						0	9.47	654,100					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		78	STORE								
Model		94	COMMERCIAL								
Grade		A+	EXCELLENT								
Stories		1.00	1 STORY								
Occupancy		1.00									
Exterior Wall 1		4	VINYL								
Exterior Wall 2		8	BRICK VENR								
Roof Structure		2	HIP								
Roof Cover		1	ASPHALT SH								
Interior Wall 1		1	DRYWALL								
Interior Wall 2											
Interior Floor 1		5	LINO/VINYL			RCN		1,585,242			
Interior Floor 2											
Heating Fuel		2	GAS			Year Built		1999			
Heating Type		1	FORCED H/A			Effective Year Built		1999			
AC Percent		100				Depreciation Code		AV			
FBM Sqft						Remodel Rating					
Bldg Use		325	STORE			Year Remodeled					
Total Rooms		0				Depreciation %		22			
Bedrooms		0				Functional Obsol					
Full Baths		0				External Obsol					
Half Baths		2				Trend Factor		1			
Extra Fixtures		0				Condition					
#Heat Sys		1				Condition %					
Frame		2	STEEL			Percent Good		78			
Bath Style		A	AVERAGE			Cns Sect Rcndd		1,236,500			
Foundation		6	SLAB			Dep % Ovr					
Partitions		T	TYPICAL			Dep Ovr Comment					
Wall Height		14.00				Misc Imp Ovr					
FBM Quality						Misc Imp Ovr Comment					
Overhead Door						Cost to Cure Ovr					
Kitchens		0				Cost to Cure Ovr Comment					
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	39,000	2.00	1999	AV		55	A	1.00	42,900
77	LITE-SIN	L	10	690.00	1999	AV		55	A	1.00	38,000
78	LITE-DBL	L	2	920.00	1999	AV		55	A	1.00	2,000
89	FENCE-8	L	550	14.00	1999	AV		55	A	1.00	4,200
SPR	SPRINKLER	L	1	1.00		AV		55	A	1.00	0
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
CNP	CANOPY			0	616		7.86	4,839			
FFL	1ST FLOOR			10,125	10,125		156.09	1,580,403			
Ttl Gross Liv / Lease Area				10.125	10.741			1.585,242			

135

32

7

43

43

50

38

38

45

7

97

75

FFL

CNP