

State Use 326
Print Date 11/20/2024 12:28:02

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION	
MCMAHON GARY S TR MCMAHON MICHELE C TR 10 CAPT SCOTT RD HARWICH MA 02645						1 TYPCL						Description		Code	Appraised		Assessed				
												COMMERC.		326	1,017,900		1,017,900				
												COMM LAND		326	129,200		129,200				
SUPPLEMENTAL DATA												COMMERC.		326	27,700		27,700				
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379908_2850705						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		1,174,800		1,174,800					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCMAHON GARY S TR MCMAHON GARY S WHITAKER RONALD E + NADEAU				08631 0066		11-12-1993		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				08566 0517		09-21-1993		U	I	1		1	2024	401	961,000	2023	401	872,300	2022	401	638,000
				07034 0529		11-30-1988		U	I	542,469				401	129,200		401	117,700		401	101,100
				03312 0115		01-04-1968		U	I	0				401	27,700		401	22,300		401	22,600
Total												1,117,900		Total		1,012,300		Total		761,700	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount		Code	Description		Number	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 1,016,800 Appraised Xf (B) Value (Bldg) 1,100 Appraised Ob (B) Value (Bldg) 27,700 Appraised Land Value (Bldg) 129,200 Special Land Value 0 Total Appraised Parcel Value 1,174,800 Valuation Method C Total Appraised Parcel Value 1,174,800						
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name			B		Tracing		Batch		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 1,016,800 Appraised Xf (B) Value (Bldg) 1,100 Appraised Ob (B) Value (Bldg) 27,700 Appraised Land Value (Bldg) 129,200 Special Land Value 0 Total Appraised Parcel Value 1,174,800 Valuation Method C Total Appraised Parcel Value 1,174,800										
0001							041		IA												
NOTES																					
SUB DIV #586 & SUB DIV #855 BREW PRACTITIONERS																					
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-23-30	01-17-2023	6	SIGN	2,500			100	04-14-2023	ATT'D SIGN		06-23-2022	334			15	PERMIT VISIT					
202102648	10-20-2021	MN	Manual Note				0		CERT OF INSPECT		04-20-2021	333			14	INSPECTED					
202102723	09-07-2021	6	SIGN	450		06-23-2022	100	06-23-2022			03-06-2018	400			14	INSPECTED					
202102207	06-24-2021	9	ALTERATION	32,000		06-23-2022	100	06-23-2022	RETROFIT FOR BREWERY		06-01-2017	317			15	PERMIT VISIT					
201701558	05-15-2017	5	DEMOLITION	8,000		06-01-2017	100	06-01-2017	PREVIOUSLY NOTED		03-21-2017	317			15	PERMIT VISIT					
201700045	04-07-2017	MN	Manual Note	4,760			100	03-21-2017	FIRE ALARM		01-05-2006	311			3	MEAS+INSPCTD					
201700045	01-17-2017	MN	Manual Note	20.625		03-21-2017	100	03-21-2017	UPDATE SPRINKLER SYSTE		01-05-2006	311			15	PERMIT VISIT					
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	326	RST/BAR		IND	SITE	50,071 SF		3.69	0.70000	B	1.00	IA	1.000			0		2.58	129,200		
Total Card Land Units						1.15 AC		Parcel Total Land Area: 1.15						Total Land Value						129,200	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		74	RESTAURANT								
Model		94	COMMERCIAL								
Grade		C	AVERAGE								
Stories		1.00	1 STORY								
Occupancy		4.00									
Exterior Wall 1		7	BRICK								
Exterior Wall 2		21	CONC BLOCK								
Roof Structure		4	FLAT								
Roof Cover		11	MEMBRANE								
Interior Wall 1		5	MINIMUM								
Interior Wall 2		1	DRYWALL								
Interior Floor 1		12	CONCRETE								
Interior Floor 2		5	LINO/VINYL								
Heating Fuel		1	OIL								
Heating Type		7	UNIT HTRS								
AC Percent		70									
FBM Sqft											
Bldg Use		326	RST/BAR								
Total Rooms		0									
Bedrooms		0									
Full Baths		2									
Half Baths		3									
Extra Fixtures		8									
#Heat Sys		2									
Frame		2	STEEL								
Bath Style		A	AVERAGE								
Foundation		6	SLAB								
Partitions		T	TYPICAL								
Wall Height		12.00									
FBM Quality											
Overhead Door		01	1 OVD								
Kitchens		0									
MIXED USE											
		Code	Description					Percentage			
		326	RST/BAR					100			
								0			
								0			
COST / MARKET VALUATION											
		RCN						1,392,857			
		Year Built						1967			
		Effective Year Built						1994			
		Depreciation Code						GD			
		Remodel Rating									
		Year Remodeled									
		Depreciation %						27			
		Functional Obsol									
		External Obsol									
		Trend Factor						1			
		Condition									
		Condition %									
		Percent Good						73			
		Cns Sect Rcndld						1,016,800			
		Dep % Ovr									
		Dep Ovr Comment									
		Misc Imp Ovr									
		Misc Imp Ovr Comment									
		Cost to Cure Ovr									
		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	19,800	2.00	2017	GD	70	A	1.00	27,700	
29	CRANE GR	B	85	23.00	1991	AV	55	A	1.00	1,100	
PSP	PARTIAL SPRI	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	442		3.98	1,758		
FFL	1ST FLOOR				13,067	13,067		79.90	1,044,023		
WHS	WAREHOUSE				5,792	5,792		59.92	347,076		
Ttl Gross Liv / Lease Area					18,859	19,301			1,392,857		