

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JGM HOLDINGS LLC			1 TYPCL			Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW, MA
21 BALDWIN ST						COMMERC.	376	1,610,500	1,610,500	
EAST LONGMEADOW MA 01028						COMM LAND	376	213,300	213,300	
						COMMERC.	376	24,200	24,200	
SUPPLEMENTAL DATA										
Alt Prcl ID					Received					
SP Permit					NIA					
Chapter La					Field 8					
OC Dates					Field 9					
In+Ex FY					Field 10					
Mailed										
GIS ID F_379962_2850280					Assoc Pid#					
							Total	1,848,000	1,848,000	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
JGM HOLDINGS LLC							24684	0349	08-17-2022	Q	I	807,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WILCOX BALDWIN LLC							19865	0101	06-11-2013	U	I			2024	400	697,500	2023	400	617,800	2022	400	586,900	
FISHER RONALD + DOUGLAS ,							09336	0351	12-13-1995	U	I				400	213,300		400	194,300		400	148,000	
RONALD + DOUGLAS FISHER +							08293	0427	12-30-1992	U	I				400	26,400		400	21,300		400	21,300	
FISHER CARL F + RUDOLPH J							03286	0253	09-11-1967	U	I												
														Total	937,200	Total	833,400	Total	756,200				

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			400	IA							

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)					1,555,700
												Appraised Xf (B) Value (Bldg)					54,800
												Appraised Ob (B) Value (Bldg)					24,200
												Appraised Land Value (Bldg)					213,300
												Special Land Value					0
												Total Appraised Parcel Value					1,848,000
												Valuation Method					C
												Total Appraised Parcel Value					1,848,000

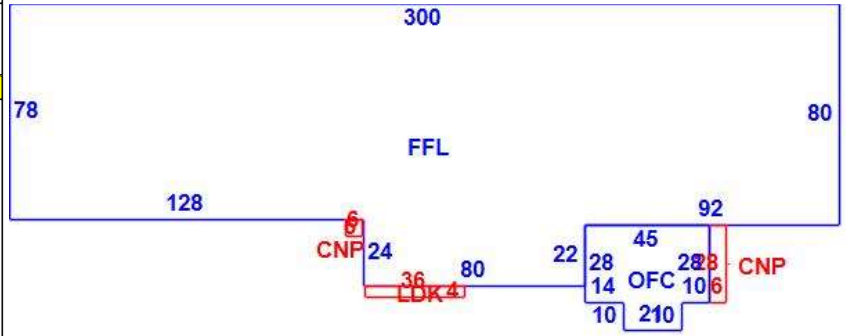
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
B-23-98	02-13-2023	MN	Manual Note	30,000		100		REPLC DUCT WK IN GYM &		06-11-2024	334			15	PERMIT VISIT
B-23-26	01-17-2023	MN	Manual Note	51,000		100	01-13-2023	EXTND SPRINKLERS TO RE		06-30-2023	333			15	PERMIT VISIT
202202924	10-19-2022	7	REMODEL	1,040,000	06-11-2024	100		REMODEL FACTORY INTO G		04-20-2021	333			14	INSPECTED
202202635	08-31-2022	9	ALTERATION	100,000		100		DEMO PARTION ONLY- NO S		02-05-2017	317			16	FIELDREV CHG
73	04-21-2009	12	REROOF	4,000				NVC		12-04-2009	317			15	PERMIT VISIT
285	11-13-1996	MN	Manual Note	207,000				ADDITION		12-04-2009	317			15	PERMIT VISIT
116	01-01-1986	MN	Manual Note					ADD		01-20-1998	200			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	376	GYM	IND	SITE	82,688	SF	3.69	0.70000	B	1.00	IA	1.000		0	2.58	213,300	
Total Card Land Units					1.90	AC	Parcel Total Land Area: 1.90					Total Land Value					213,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	51	GYMNASIUM			
Model	94	COMMERCIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2	18	CORREG STL			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	5	MINIMUM			
Interior Wall 2	1	DRYWALL			
Interior Floor 1	5	LINO/VINYL			
Interior Floor 2	4	CARPET			
Heating Fuel	1	OIL			
Heating Type	1	FORCED H/A			
AC Percent	50				
FBM Sqft					
Bldg Use	376	GYM			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	3				
Extra Fixtures	2				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	17.00				
FBM Quality					
Overhead Door	01	1 OVD			
Kitchens	0				

MIXED USE		
Code	Description	Percentage
376	GYM	100
		0
		0

COST / MARKET VALUATION	
RCN	2,131,093
Year Built	1956
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 Rcnd	1,555,700
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	22,000	2.00	1960	AV	55	A	1.00	24,200
61	ELEV-COMME	B	1	75000.00	1956	AV	73	A	0.00	54,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	204		3.87	789	
FFL	1ST FLOOR	25,504	25,504		78.94	2,013,163	
LDK	LOADING DK	0	144		7.67	1,105	
OFC	OFFICE	1,470	1,470		78.94	116,035	
Ttl Gross Liv / Lease Area		26,974	27,322			2,131,092	

