

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION									
GRAHAM STEVEN L TR 35 INDUSTRIAL DR EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed										
												COMMERC.	326	107,000		107,000											
												COMM LAND	326	560,300		560,300											
				SUPPLEMENTAL DATA								COMMERC.	326	39,200		39,200											
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380166_2849365					Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
												Total		706,500		706,500											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
GRAHAM STEVEN L TR COYOTE REALTY LLC 7 ROADS STATION INC RINTOUL JAMES A, RINTOUL M ISABELLE HEIRS				23042	0478	01-13-2020	U	V	1,100,000		1	2024	326	Assessed	100,000	2023	326	Assessed	90,800	2022	326	Assessed	65,000				
				23042	0291	01-13-2020	U	V	0		1B				560,300				520,000				31,000	500,100			
				15265	0281	08-15-2005	U	I	700,000		1				39,200				326				31,000	326	31,000	326	31,000
				09789	0286	03-07-1997	U	I	1		1A																
					04876	0027	12-06-1979	U	I	0																	
												Total		699,500		Total		641,800		Total		596,100					
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) 107,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 39,200 Appraised Land Value (Bldg) 560,300 Special Land Value 0 Total Appraised Parcel Value 706,500 Valuation Method C														
Total					0.00																						
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								390			BG																
NOTES												FY 13 COMBINED ALL SIX LOTS NKA 64 MAPLE ST. ALL OTHER PARCELS CLOSED.															
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-23-175	03-15-2023	15	TENT	550		0		ATT'D TO BLDG FREESTANDING SIGN-ALRE				05-30-2023	400			15	PERMIT VISIT										
202201959	06-08-2022	6	SIGN	100		0						07-13-2021	334			15	PERMIT VISIT										
202201958	06-08-2022	6	SIGN	50	05-30-2023	100	05-30-2023	16 SQ FT CONVERTED INTO A ICE CR FLOOR AND JOISTS				06-30-2021	400			15	PERMIT VISIT										
202102773	09-09-2021	6	SIGN	1,500	06-13-2022	100	06-13-2022					07-01-2020	334			15	PERMIT VISIT										
202101651	05-03-2021	6	SIGN	1,500	06-30-2021	100	06-30-2021					12-03-2010	317			15	PERMIT VISIT										
202000912	03-10-2020	8	RENOVATION	100,000	07-13-2021	100	07-13-2021					01-19-2010	316			15	PERMIT VISIT										
254	10-26-2009	8	RENOVATION	25,000								01-19-2010	316			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	MUL	SITE	27,000	SF	4.49	1.56000	D	1.00	BA	1.000	BUS ZONE FRONT/IND ZON			0	10.51	283,800									
1	326	RST/BAR	MUL	SITE	40,000	SF	3.69	0.70000	B	1.00	BA	1.000				0	3.88	155,200									
1	326	RST/BAR	MUL	EXCESS	1.540	AC	52,500.00	1.00000	0	1.00	BA	1.000				0	78,750	121,300									
Total Card Land Units					3.08	AC	Parcel Total Land Area: 3.08					Total Land Value					560,300										

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	1.00					MIXED USE				
Exterior Wall 1	2		CLAPBOARD			Code	Description		Percentage	
Exterior Wall 2						326	RST/BAR		100	
Roof Structure	1		GABLE						0	
Roof Cover	1		ASPHALT SH						0	
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION				
Interior Wall 2						RCN		125,900		
Interior Floor 1	3		HARDWOOD							
Interior Floor 2										
Heating Fuel	3		ELECTRIC					1931		
Heating Type	10		NOT DUCTED			Year Built		1931		
AC Percent	100					Effective Year Built		2006		
FBM Sqft						Depreciation Code		VG		
Bldg Use	326		RST/BAR			Remodel Rating		04		
Total Rooms	2					Year Remodeled		2020		
Bedrooms	0					Depreciation %		15		
Full Baths	0					Functional Obsol				
Half Baths	1					External Obsol				
Extra Fixtures						Trend Factor		1		
#Heat Sys	1					Condition				
Frame	1		WOOD			Condition %				
Bath Style	A		AVERAGE			Percent Good		85		
Foundation	1		CONCRETE			Cns Sect Rcnld		107,000		
Partitions	T		TYPICAL			Dep % Ovr				
Wall Height						Dep Ovr Comment				
FBM Quality						Misc Imp Ovr				
Overhead Door						Misc Imp Ovr Comment				
Kitchens						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
83	SIGN	L	35	28.75	2021	VG	85	V	1.50	1,300
85	PAVING	L	30,628	2.00	2021	AV	55	A	1.00	33,700
02	SHED/FR	L	640	12.00	2021	AV	55	A	1.00	4,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR				916	916		129.00	118,160	
OPF	OPEN PORCH				0	336		13.05	4,386	
WDK	WOOD DECK				0	186		18.03	3,354	
Ttl Gross Liv / Lease Area					916	1,438			125,900	