

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION			
WELLINGTON CSA HOLDINGS LLC 131 PRYNNWOOD RD LONGMEADOW MA 01106						1	TYPCL					Description		Code	Appraised		Assessed				
												COMMERC.	340	423,800		423,800					
												COMM LAND	340	156,400		156,400					
				SUPPLEMENTAL DATA								COMMERC.	340	13,100		13,100					
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380498_2848534				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		593,300		593,300					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
WELLINGTON CSA HOLDINGS LLC 104 SHAKER ASSOCIATES LLC WIEZBICKI CONRAD M +,				24951	0161	03-28-2023	U	I	765,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				17742	0127	04-14-2009	U	I	1		1B	2024	340	296,100	2023	325	301,000	2022	325	282,900	
				03639	0421	11-03-1971	U	I	0				340	156,400		325	142,100		325	135,600	
													340	13,100		325	10,800		325	10,800	
				Total							Total	465,600		Total	453,900		Total	429,300			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description		Number	Amount											
Total				0.00																	
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value									
Nbhd		Nbhd Name			B			Tracing			Batch										
0001								322			BG										
NOTES												THE FEARN GROUP									
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-24-444	07-10-2024	6	SIGN	6,966		0		1 WALL MOUNT & 1 GROUN				06-10-2024	334			15	PERMIT VISIT				
B-23-702	09-28-2023	21	SIDING	26,000	06-10-2024	100	11-16-2023	INSTL DUCT & FAN COILS				06-30-2023	333			15	PERMIT VISIT				
B-23-366	05-22-2023	MN	Manual Note	34,999	06-30-2023	100	06-30-2023					03-04-2021	334			14	INSPECTED				
B-23-304	05-04-2023	8	RENOVATION	31,000	06-10-2024	100	09-07-2023	OFFICE-				05-22-2020	400			15	PERMIT VISIT				
202002200	07-30-2020	6	SIGN			0		TEMPORARY SIGN				05-25-2004	303			3	MEAS+INSPCTD				
201902621	08-07-2019	6	SIGN		05-22-2020	100	05-22-2020	18 SQ FT TEMP BANNER				12-11-1996	200			3	MEAS+INSPCTD				
82	04-30-1996	60	COMM BLDG	48,000		0		NEW BLDG				04-12-1994	107			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	340	OFFICE	BUS	SITE	16,657	SF	6.02	1.56000	D	1.00	BA	1.000				0	9.39	156,400			
Total Card Land Units					0.38	AC	Parcel Total Land Area: 0.38					Total Land Value							156,400		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description			Element		Cd	Description			
Style:		71	OFFICE									
Model		94	COMMERCIAL									
Grade		C	AVERAGE									
Stories		1.00	1 STORY									
Occupancy		1.00						MIXED USE				
Exterior Wall 1		21	CONC BLOCK			Code		Description		Percentage		
Exterior Wall 2		18	CORREG STL			340		OFFICE		100		
Roof Structure		1	GABLE							0		
Roof Cover		1	ASPHALT SH							0		
Interior Wall 1		6	AVERAGE					COST / MARKET VALUATION				
Interior Wall 2		1	DRYWALL			RCN				580,493		
Interior Floor 1		12	CONCRETE									
Interior Floor 2		5	LINO/VINYL									
Heating Fuel		2	GAS									
Heating Type		1	FORCED H/A			Year Built				1967		
AC Percent		50				Effective Year Built				1994		
FBM Sqft						Depreciation Code				GD		
Bldg Use		340	OFFICE			Remodel Rating				03		
Total Rooms		0				Year Remodeled				2024		
Bedrooms		0				Depreciation %				27		
Full Baths		0				Functional Obsol						
Half Baths		2				External Obsol						
Extra Fixtures		0				Trend Factor		1				
#Heat Sys		2				Condition						
Frame		2	STEEL			Condition %						
Bath Style		A	AVERAGE			Percent Good		73				
Foundation		6	SLAB			Cns Sect Rcnd		423,800				
Partitions		T	TYPICAL			Dep % Ovr						
Wall Height		14.00				Dep Ovr Comment						
FBM Quality						Misc Imp Ovr						
Overhead Door		02	2 OVD			Misc Imp Ovr Comment						
Kitchens		0				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	10,625	2.00	1960	AV	55	A	1.00	11,700		
84	SIGN-ILU	L	40	40.25	1996	AV	55	G	1.25	1,100		
88	FENCE-6	L	48	12.00	1980	AV	55	A	1.00	300		
SHW	Solar Hot Water	B	1	1.00	1983	AV	73	A	1.00	0		
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
CNP	CANOPY				0	1,554		3.99	6,208			
FFL	1ST FLOOR				7,216	7,216		79.59	574,285			
Ttl Gross Liv / Lease Area					7,216	8,770			580,493			

