

State Use 323
Print Date 11/18/2024 6:07:23 A

Property Location 406-436 NORTH MAIN ST
Vision ID 218 Account # 224

Map ID 13/ 14/ D/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

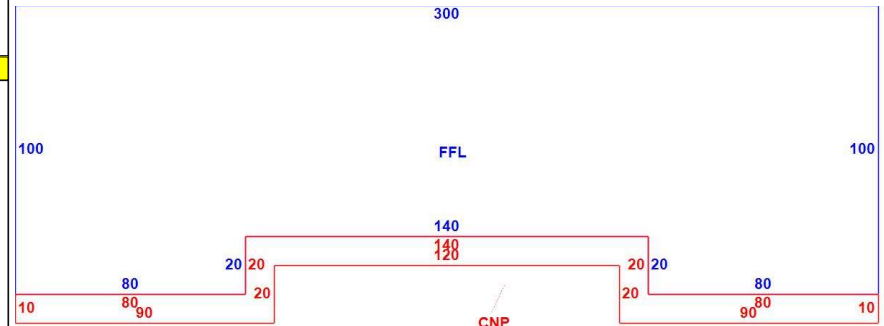
Card # 1 of 4

State Use 323
Print Date 11/18/2024 6:07:24 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	95	REG SHOP CTR									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	1.00	1 STORY									
Occupancy	12.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	8	BRICK VENR									
Roof Structure	4	FLAT									
Roof Cover	4	TAR+GRAVEL									
Interior Wall 1	8	PLYWD PANL									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	4	CARPET									
Interior Floor 2	14	ASPHL TILE									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	323	SHOPCTR									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	27										
Extra Fixtures	19										
#Heat Sys	12										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	A	ABV AVG									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	2										

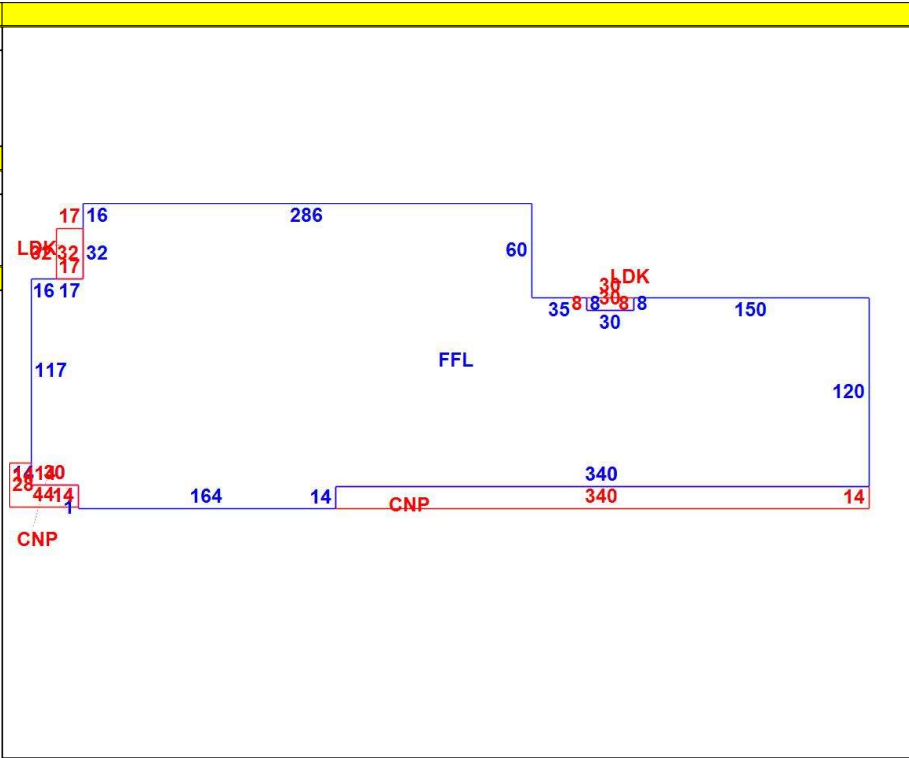
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
85	PAVING	L	365,70	2.00	1995	AV	55	A	1.00	402,300
77	LITE-SIN	L	5	690.00	1995	AV	55	A	1.00	1,900
78	LITE-DBL	L	18	920.00	1994	AV	55	A	1.00	9,100
62	S-D BOX	B	336	57.50	1995	AV	85	P	0.75	12,300
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	3,400		10.87	36,971	
FFL	1ST FLOOR	27,200	27,200		217.48	5,915,334	
Ttl Gross Liv / Lease Area		27,200	30,600			5,952,305	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION		
SO HERITAGE PARK JV LLC ONE GRAND CENTRAL PLACE 60 EAST 42ND ST SUITE 464 NEW YORK NY 10165				1	TYPCL					Description	Code	Appraised	Assessed							
										COMMERC.	323	21,302,500	21,302,500							
										COMM LAND	323	4,209,600	4,209,600							
										COMMERC.	323	413,300	413,300							
SUPPLEMENTAL DATA										COMMERC.	326	764,100	764,100							
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_377454_2854927										Received NIA Field 8 Field 9 Field 10	COMMERC.	326	64,400			64,400				
										Assoc Pid#										
										Total	26,753,900	26,753,900								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
SO HERITAGE PARK JV LLC HERITAGE MZL LLC HERITAGE PARK II E + A LLC, E AND A ACQUISITION TWO,LIMITED PART J R S REALTY INC,			25013	0386	05-22-2023	Q	I	27,348,000	00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			19900	0008	07-01-2013	U	I	27,270,073	1	2024	323	19,948,500	2023	323	18,344,300	2022	323	19,198,400		
			17979	0537	09-10-2009	U	I	10	1B		323	4,209,600		323	3,830,700		323	2,428,400		
			10810	0440	06-17-1999	U	I	14,525,000		323	413,300		323	334,800		323	334,800			
			07581	0336	11-01-1990	U	I	1	1B		326	716,900		326	661,300		326	744,200		
											Total	25,352,700	Total	23,223,500	Total	22,758,200				
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												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 15,928,900 Appraised Xf (B) Value (Bldg) 343,400 Appraised Ob (B) Value (Bldg) 477,700 Appraised Land Value (Bldg) 4,209,600 Special Land Value 0 Total Appraised Parcel Value 26,753,900 Valuation Method C Total Appraised Parcel Value 26,753,900								
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						323		BG												
NOTES																				
440-42/PETCO-EMPORIUM-THE UPS STORE-/446 STOP & SHOP/ HERITAGE PLAZA LIQUORS/448 /450 PANERA BREAD -GENTAL DENTAL=#448 DOG BATHS = 2 EXT FIX 2017																				
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			
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				
2	323	SHOPCTR	MUL	SITE	0 SF	0.00	1.71000	E	1.00	BG	1.000			0	0	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area: 13.22					Total Land Value					4,209,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	95	REG SHOP CTR			
Model	94	COMMERCIAL			
Grade	A	VERY GOOD			
Stories	1.00	1 STORY			
Occupancy	10.00		MIXED USE		
Exterior Wall 1	21	CONC BLOCK	Code	Description	Percentage
Exterior Wall 2	23	GLASS	323	SHOPCTR	100
Roof Structure	4	FLAT			0
Roof Cover	11	MEMBRANE			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			RCN		17,897,636
Interior Floor 1	14	ASPHL TILE			
Interior Floor 2	4	CARPET			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A	Year Built		1994
AC Percent	100		Effective Year Built		2010
FBM Sqft			Depreciation Code		VG
Bldg Use	323	SHOPCTR	Remodel Rating		
Total Rooms	0		Year Remodeled		
Bedrooms	0		Depreciation %		11
Full Baths	0		Functional Obsol		
Half Baths	17		External Obsol		
Extra Fixtures	11		Trend Factor		1
#Heat Sys	10		Condition		
Frame	2	STEEL	Condition %		
Bath Style	A	AVERAGE	Percent Good		89
Foundation	6	SLAB	Cns Sect Rcndd		15,928,900
Partitions	A	ABV AVG	Dep % Ovr		
Wall Height	12.00		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Overhead Door	04	4 OVD	Misc Imp Ovr Comment		
Kitchens	2		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
61	ELEV-COMME	B	2	75000.00	2002	AV	89		0.00	133,500
81	COOLER	B	496	46.00	2002	AV	89	A	1.00	20,300
82	FREEZER	B	192	69.00	2002	AV	89	A	1.00	11,800
82	FREEZER	B	823	69.00	2002	AV	89	A	1.00	50,500
81	COOLER	B	160	46.00	2002	GD	89	G	1.25	8,200
91	LOAD LEV	B	4	3680.00	2002	AV	89	A	1.00	13,100
81	COOLER	B	150	46.00	2002	AV	89	A	1.00	6,100
81	COOLER	B	504	46.00	2002	AV	89	A	1.00	20,600
81	COOLER	B	592	46.00	2002	AV	89	A	1.00	24,200
81	COOLER	B	60	46.00	2002	AV	89	A	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	5,572		10.67	59,432	
FFL	1ST FLOOR	83,662	83,662		213.02	17,821,587	
LDK	LOADING DK	0	784		21.19	16,615	
Ttl Gross Liv / Lease Area		83,662	90,018			17,897,634	

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION																			
SO HERITAGE PARK JV LLC ONE GRAND CENTRAL PLACE 60 EAST 42ND ST SUITE 464 NEW YORKNY10165				1		TYPCL						Description		Code		Appraised		Assessed																					
												COMMERC.		323		21,302,500		21,302,500																					
												COMM LAND		323		4,209,600		4,209,600																					
												COMMERC.		323		413,300		413,300																					
SUPPLEMENTAL DATA										Received		COMMERC.		326		764,100		764,100																					
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS IDF_377454_2854927										NIA		COMMERC.		326		64,400		64,400																					
										Field 8																													
										Field 9																													
										Field 10																													
										Assoc Pid#																													
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
																						Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																						2024		323		19,948,500		2023		323		18,344,300		2022		323		19,198,400	
																								323		4,209,600				323		3,830,700				323		2,428,400	
																								323		413,300				323		334,800				323		334,800	
																								326		716,900				326		661,300				326		744,200	
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																		APPRaised VALUE SUMMARY																					
Nbhd		Nbhd Name				B				Tracing				Batch				Appraised Bldg. Value (Card)								343,400													
0001														BG				Appraised Xf (B) Value (Bldg)																					
																		Appraised Ob (B) Value (Bldg)																					
																		Appraised Land Value (Bldg)																					
																		Special Land Value																					
																		Total Appraised Parcel Value								26,753,900													
																		Valuation Method								C													
																		Total Appraised Parcel Value								26,753,900													
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											
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									
Total Card Land Units										Parcel Total Land Area:				Total Land Value										4,209,600															

State Use 323
Print Date 11/18/2024 6:07:27 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2	2	HIP									
Roof Structure	9	METAL									
Roof Cover	1	DRYWALL									
Interior Wall 1	6	CERAMIC TL									
Interior Wall 2	1	OIL									
Interior Floor 1	1	FORCED H/A									
Interior Floor 2	100										
Heating Fuel	326	RST/BAR									
Heating Type	0										
AC Percent	0										
FBM Sqft	0										
Bldg Use	0										
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	11										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
Overhead Door											
Kitchens	1										

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
81	COOLER	B	136	46.00	2010	GD	90	G	1.25	7,000
81	COOLER	B	160	46.00	2010	GD	90	G	1.25	8,300
82	FREEZER	B	180	69.00	2010	GD	90	G	1.25	14,000
78	LITE-DBL	L	1	920.00	1997	GD	70	G	1.25	800
85	PAVING	L	35,000	2.00	1997	GD	70	G	1.25	61,300
84	SIGN-ILU	L	44	40.25	2008	VG	85	V	1.50	2,300
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	
EFP	ENCL PORCH	0	240		44.28	10,627	
FFL	1ST FLOOR	5,460	5,460		147.59	805,857	
Ttl Gross Liv / Lease Area		5,460	5,700			816,484	

