

State Use 031
Print Date 11/21/2024 9:02:23 A

VISION

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	39	REPAIR GAR									
Model	94	COMMERCIAL									
Grade	C	AVERAGE									
Stories	1.00	1 STORY									
Occupancy	1.00					MIXED USE					
Exterior Wall 1	6	STUCCO				Code	Description			Percentage	
Exterior Wall 2	16	STONE VENR				031	MixComRes			50	
Roof Structure	4	FLAT				013	RES/COM			50	
Roof Cover	4	TAR+GRAVEL								0	
Interior Wall 1	5	MINIMUM				COST / MARKET VALUATION					
Interior Wall 2						RCN				157,494	
Interior Floor 1	12	CONCRETE				Year Built				1961	
Interior Floor 2						Effective Year Built				1989	
Heating Fuel	2	GAS				Depreciation Code				AG	
Heating Type	1	FORCED H/A				Remodel Rating					
AC Percent	0					Year Remodeled					
FBM Sqft						Depreciation %				32	
Bldg Use	031	MixComRes				Functional Obsol					
Total Rooms	0					External Obsol					
Bedrooms	0					Trend Factor				1	
Full Baths	0					Condition					
Half Baths	2					Condition %					
Extra Fixtures	0					Percent Good				68	
#Heat Sys	1					Cns Sect Rcndld				107,100	
Frame	2	STEEL				Dep % Ovr					
Bath Style	A	AVERAGE				Dep Ovr Comment					
Foundation	6	SLAB				Misc Imp Ovr					
Partitions	T	TYPICAL				Misc Imp Ovr Comment					
Wall Height	12.00					Cost to Cure Ovr					
FBM Quality						Cost to Cure Ovr Comment					
Overhead Door	03	3 OVD									
Kitchens	0										
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	6,500	2.00	1970	AV	55	A	1.00	7,200	
86	CONC PAV	L	500	2.30	1970	AV	55	A	1.00	600	
77	LITE-SIN	L	2	690.00		AV	55	A	1.00	1,500	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area			Floor Area	Eff Area	Unit Cost		Undeprec Value		
FFL	1ST FLOOR	2,036			2,036		72.25		147,091		
OFC	OFFICE	144			144		72.25		10,403		
Ttl Gross Liv / Lease Area		2,180			2,180				157,494		

28

20

26

18

12

OFC 12 12

12 1.5 13.5 27

FFL

50



CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
VECCHIARELLI FRANK F TR 125 SMITH AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		013	157150		157,150																
												RES LAND		013	106450		106,450																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		013	4650		4,650																
												COMMERC.		031	53550		53,550																
GIS ID F_375906_2855589				Mailed										Total		432,900		432,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																				
VECCHIARELLI FRANK F TR				09627	0543	09-20-1996		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
VECCHIARELLI FRANK F TRUS				09155	0171	06-15-1995		U	I	1		1A	2024	013	156,650	2023	013	144,400	2022	013	131,900												
VECCHIARELLI FRANK F				02964	0181	07-17-1963		U	I	0		013		106,450	013		96,600	013		92,050													
												013		4,650	013		3,950	013		3,950													
												031		50,050	031		45,900	031		43,100													
												Total		428,900	Total		391,400	Total		367,000													
EXEMPTIONS												OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int																	
		Total																															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY																					
Nbhd		Nbhd Name				Tracing				Batch																							
0001						031				BG																							
NOTES																																	
												Appraised BLDG. Value (Card)										103,600											
												Appraised Xf (B) Value (Bldg)										0											
												Appraised Ob (B) Value (Bldg)										9,300											
												Appraised Land Value (Bldg)										212,900											
												Special Land Value										0											
												Total Appraised Parcel Value										432,900											
												Valuation Method										C											
Adjustment																																	
Net Total Appraised Parcel Value										432,900																							
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY																					
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type	Is	Id	Cd	Purpose/Result										
LAND LINE VALUATION SECTION																																	
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value									
2	013	RES/COM		BUS				0	SF	0.00	1.710	E	LAND	1.00	BG	1.00				0			1.000	0	0								
Total Card Land Units								0.00	AC	Parcel Total Land Area: 0.66								Total Land Value															

The diagram illustrates a layout of rectangular blocks, possibly representing a facility or a map. The layout is defined by red and blue lines. Key features include:

- Top Left Section:** A red-outlined rectangle containing the number '5' in red at the top left and 'OFF' in red in the center. Below 'OFF' are the numbers '30 30' in red. To the right of this section is a blue-outlined rectangle with the number '12' at the top left and '15' below it.
- Top Right Section:** A blue-outlined rectangle containing the number '15' at the top left, 'FFL' in the center, and '6' at the bottom right. To the right of this section is a blue-outlined rectangle with the number '15' at the top left.
- Bottom Left Section:** A blue-outlined rectangle containing the number '1' at the top left, '5' at the top right, '12' at the bottom right, '24' at the bottom left, and '18' at the bottom center. In the center of this section are the labels 'TQS', 'FFL', and 'BMT' stacked vertically.
- Bottom Right Section:** A blue-outlined rectangle containing the number '5' at the top right, '19' at the bottom left, and '15' at the bottom right. In the center of this section are the labels 'FFL' and 'BMT' stacked vertically. Below this section is a red-outlined rectangle containing the number '5' at the top right, '0' at the bottom left, '5' at the bottom center, and '5' at the bottom right. In the center of this red-outlined rectangle are the labels 'QF' and 'BMT' stacked vertically.

A photograph of a two-story house with light-colored siding and a brown roof. The house features a front porch with white railings and columns, and two dormer windows with white trim. A large, dark green bush is in the front yard. The house is surrounded by trees, some bare and some evergreen. The text "528 NORTH MAIN ST" is overlaid in large red letters at the bottom of the image.