

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION					
CFAG LLC 29 STONEGATE CR WILBRAHAM MA 01095				1	TYPCL					Description	Code	Appraised		Assessed									
										COMMERC.	325	281,100		281,100									
										COMM LAND	325	141,500		141,500									
										COMMERC.	325	22,600		22,600									
SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376639_2856077						Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total 445,200 445,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
CFAG LLC CALVANESE SAMUEL +,				15905 04381		0182 0321		05-15-2006 U I		480,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								02-01-1977 U I		0				2024	325	262,300	2023	325	240,400	2022	325	227,900	
															325	141,500		325	128,600		325	122,600	
															325	22,600		325	20,000		325	20,000	
Total														426,400		Total		389,000		Total		370,500	
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) 281,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 22,600 Appraised Land Value (Bldg) 141,500 Special Land Value 0 Total Appraised Parcel Value 445,200 Valuation Method C Total Appraised Parcel Value 445,200											
Nbhd		Nbhd Name				B		Tracing		Batch													
0001								325		BG													
NOTES																							
SAMMI'S SOFT SERVE, PURELE WAXING SALON BRUSH SALON																							
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						
201600851	04-12-2016	6	SIGN	2,500	03-30-2017	100	03-30-2017	BRUSH SALON NVC				03-03-2021	334		2	14	INSPECTED						
201502707	10-14-2015	6	SIGN	1,000	04-29-2016	100	04-29-2016	PURELE WAXING SALON				03-30-2017	317			15	PERMIT VISIT						
201203021	09-05-2012	12	REROOF	9,000				NVC				04-29-2016	317			15	PERMIT VISIT						
57	03-29-2002	6	SIGN	400								05-17-2013	105			15	PERMIT VISIT						
190	07-20-2001	10	SHED	4,000								05-11-2004	303			3	MEAS+INSPCTD						
39	03-30-1998	4	ADDITION	4,000								05-27-2003	200			15	PERMIT VISIT						
134	01-01-1985	MN	Manual Note					ADDITION				01-07-2003	274			15	PERMIT VISIT						
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	325	STORE	BUS	SITE	12,000 SF	7.56	1.56000	D	1.00	BA	1.000					0	11.79 141,500						
Total Card Land Units					0.28 AC	Parcel Total Land Area: 0.28					Total Land Value					141,500							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style:	71	OFFICE				
Model	94	COMMERCIAL				
Grade	C+	AVG. (+)				
Stories	2.00	2 STORY				
Occupancy	3.00		MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2	21	CONC BLOCK	325	STORE		100
Roof Structure	2	HIP				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			RCN		355,848	
Interior Floor 1	4	CARPET	Year Built		1944	
Interior Floor 2	5	LINO/VINYL	Effective Year Built		2000	
Heating Fuel	2	GAS	Depreciation Code		GV	
Heating Type	3	FORCED H/W	Remodel Rating			
AC Percent	100		Year Remodeled			
FBM Sqft			Depreciation %		21	
Bldg Use	325	STORE	Functional Obsol			
Total Rooms	0		External Obsol			
Bedrooms	0		Trend Factor		1	
Full Baths	0		Condition			
Half Baths	4		Condition %			
Extra Fixtures	5		Percent Good		79	
#Heat Sys	1	WOOD	Cns Sect Rcnd		281,100	
Frame	1	AVERAGE	Dep % Ovr			
Bath Style	A	SLAB	Dep Ovr Comment			
Foundation	6	TYPICAL	Misc Imp Ovr			
Partitions	T		Misc Imp Ovr Comment			
Wall Height	8.00		Cost to Cure Ovr			
FBM Quality			Cost to Cure Ovr Comment			
Overhead Door						
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	7,800	2.00	1970	AV	55	A	1.00	8,600
15	SHOP	L	440	35.00	1970	GD	70	G	1.25	13,500
83	SIGN	L	32	28.75	2002	AV	55	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,880	1,880		100.72	189,356	
SFL	2ND FLOOR	1,640	1,640		100.72	165,183	
WDK	WOOD DECK	0	96		13.64	1,309	
Ttl Gross Liv / Lease Area		3,520	3,616			355,848	

