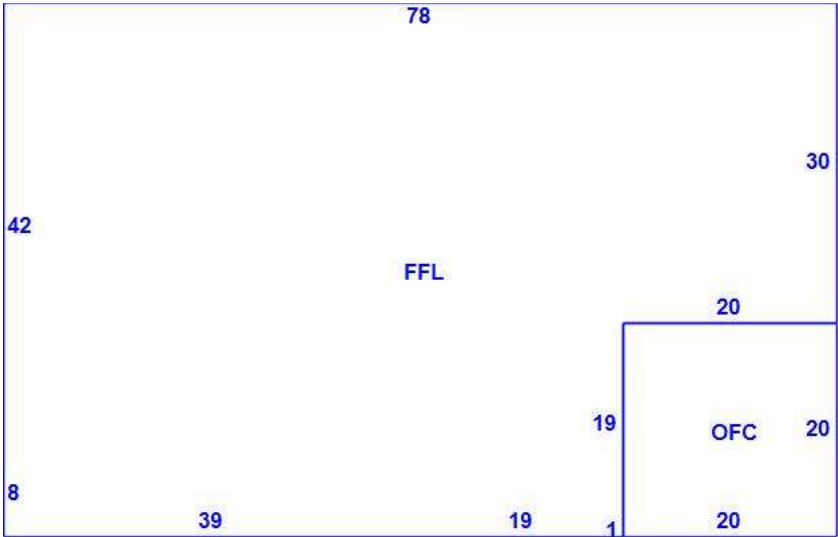


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION			
ZEPKE MARK C TR 39 CARRIAGE DR SOMERS CT 06071						1	TYPCL					Description		Code	Appraised		Assessed				
												COMMERC.	325	342,000		342,000					
												COMM LAND	325	227,700		227,700					
SUPPLEMENTAL DATA												COMMERC.		325	29,800		29,800				
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380028_2847181								Received NIA Field 8 Field 9 Field 10 Assoc Pid#													
												Total		599,500		599,500					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
ZEPKE MARK C TR ZEPKE RALPH				25598	0181	10-03-2024	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				04831	0157	09-14-1979	U	I	0		2024	325	322,500	2023	325	296,900	2022	325	282,900		
												325	227,700		325	206,900		325	197,100		
												325	29,800		325	24,100		325	24,100		
Total												580,000		Total		527,900		Total		504,100	
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 VALUE SUMMARY 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						325		BG													
NOTES																					
COUNTRY GLASS + MIRROR																					
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				
223	01-01-1986	MN	Manual Note					ADDITION BLDG				03-04-2021	334			14	INSPECTED				
77	01-01-1985	MN	Manual Note									05-17-2004	303			3	MEAS+INSPCTD				
												10-08-1990	107			3	MEAS+INSPCTD				
												04-03-1986	500			15	PERMIT VISIT				
												04-20-1981	500			3	MEAS+INSPCTD				
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	325	STORE	BUS	SITE	39,266	SF	3.72	1.56000	D	1.00	BA	1.000				0	5.8	227,700			
Total Card Land Units					0.90	AC	Parcel Total Land Area: 0.90					Total Land Value					227,700				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		78	STORE								
Model		94	COMMERCIAL								
Grade		D	FAIR								
Stories		1.00	1 STORY								
Occupancy		1.00						MIXED USE			
Exterior Wall 1		18	CORREG STL			Code	Description			Percentage	
Exterior Wall 2						325	STORE			100	
Roof Structure		1	GABLE							0	
Roof Cover		9	METAL							0	
Interior Wall 1		5	MINIMUM			COST / MARKET VALUATION					
Interior Wall 2		1	DRYWALL			RCN			256,636		
Interior Floor 1		12	CONCRETE								
Interior Floor 2		4	CARPET								
Heating Fuel		2	GAS								
Heating Type		1	FORCED H/A								
AC Percent		25									
FBM Sqft											
Bldg Use		325	STORE								
Total Rooms		0									
Bedrooms		0									
Full Baths		0									
Half Baths		2									
Extra Fixtures		1									
#Heat Sys		1									
Frame		1	WOOD								
Bath Style		A	AVERAGE								
Foundation		1	CONCRETE								
Partitions		T	TYPICAL								
Wall Height		14.00									
FBM Quality											
Overhead Door		01	1 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	
88	FENCE-6	L	192	12.00	1960	AV	55	A	1.00	1,300	
85	PAVING	L	25,000	2.00	1960	AV	55	A	1.00	27,500	
84	SIGN-ILU	L	46	40.25	1980	AV	55	A	1.00	1,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				3,500	3,500		65.80	230,314		
OFC	OFFICE				400	400		65.80	26,322		
Ttl Gross Liv / Lease Area					3,900	3,900			256,636		



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION							
ZEPKE MARK C TR 39 CARRIAGE DR SOMERSCT06071						1	TYPCL					Description	Code	Appraised	Assessed												
										COMMERC.	325	342,000	342,000														
										COMM LAND	325	227,700	227,700														
										COMMERC.	325	29,800	29,800														
SUPPLEMENTAL DATA																											
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS IDF_380028_2847181								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total599,500599,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ZEPKE MARK C TR ZEPKE RALPH				25598	0181	10-03-2024	U	I	1	1A			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				04831	0157	09-14-1979	U	I	0		2024	325	322,500	2023	325	296,900	2022	325	282,900								
											325	227,700		325	206,900		325	197,100									
											325	29,800		325	24,100		325	24,100									
Total														580,000	Total	527,900	Total	504,100									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount	Code	Description			Number	Amount															Comm Int	
Total				0.00																							
ASSESSING NEIGHBORHOOD														APPRaised VALUE SUMMARY Appraised Bldg. Value (Card)175,200 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)29,800 Appraised Land Value (Bldg)227,700 Special Land Value0 Total Appraised Parcel Value599,500 Valuation MethodC Total Appraised Parcel Value599,500													
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								325			BG																
NOTES																											
TENANTS: BACH TOWING																											
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								
														03-04-2021	334			14	INSPECTED								
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	325	STORE	BUS	SITE	0 SF	0.00	1.56000	D	1.00	BA	1.000			0		0	0										
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.90					Total Land Value					227,700										

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	39	REPAIR GAR									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	1.00					MIXED USE					
Exterior Wall 1	21	CONC BLOCK				Code	Description			Percentage	
Exterior Wall 2						325	STORE			100	
Roof Structure	1	GABLE								0	
Roof Cover	1	ASPHALT SH								0	
Interior Wall 1	5	MINIMUM				COST / MARKET VALUATION					
Interior Wall 2	1	DRYWALL				RCN			239,932		
Interior Floor 1	12	CONCRETE				Year Built			1985		
Interior Floor 2	14	ASPHL TILE				Effective Year Built			1994		
Heating Fuel	2	GAS				Depreciation Code			GD		
Heating Type	1	FORCED H/A				Remodel Rating					
AC Percent	0					Year Remodeled					
FBM Sqft						Depreciation %			27		
Bldg Use	332	AUTOREP				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			73		
#Heat Sys	1					Cns Sect Rcnd			175,200		
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	04	4 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	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				2,492	2,492		92.57	230,675		
OFC	OFFICE				100	100		92.57	9,257		

