

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION			
HC TWINKLE LLC 600 NORTH MAIN ST EAST LONGMEADOW MA 01028			1 TYPCL			Description	Code	Appraised	Assessed								
						RESIDNTL.	013	169,884	169,884								
						RES LAND	013	54,813	54,813								
		SUPPLEMENTAL DATA					RESIDNTL.	013	3,300	3,300							
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375040_2855820					Received NIA Field 8 Field 9 Field 10 Assoc Pid#	COMMERC.	031	344,916	344,916								
						COMM LAND	031	111,287	111,287								
						COMMERC.	031	6,700	6,700								
						Total		690,900	690,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HC TWINKLE LLC WN MANAGEMENT LLC LIQUORI PASQUALE DOLACK ANNE DOLACK WILL		25723	0085	01-10-2025	U	I	700,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		24189	0443	10-18-2021	Q	I	700,000	00	2025	013	168,795	2024	013	168,795	2023	013	168,795
		08172	0335	09-17-1992	U	I	150,000			013	54,813		013	54,813		013	49,830
		04412	0360	04-26-1977	U	I	0			013	3,069		013	3,069		013	2,541
		00000	0000		U		0			031	342,705		031	342,705		031	342,705
									Total		686,900	Total		686,900	Total		670,200
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount										
									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 513,300 Appraised Xf (B) Value (Bldg) 1,500 Appraised Ob (B) Value (Bldg) 10,000 Appraised Land Value (Bldg) 166,100 Special Land Value 0 Total Appraised Parcel Value 690,900 Valuation Method C Total Appraised Parcel Value 690,900								
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001						031		BG									
NOTES																	
2022=IKURA ASIAN HOUSE																	
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-23-473	07-05-2023	62	SOLAR	32,353		0		16 PANELS - 11-6-2023 - "NO		03-22-2024	334			2	MEASURED		
202103130	11-02-2021	9	ALTERATION	3,600	06-22-2022	100	01-05-2022	CREATE PARTY ROOM		06-22-2022	334			15	PERMIT VISIT		
202102972	10-01-2021	6	SIGN	500	06-22-2022	100	06-22-2022	FREESTANDING SIGN		03-09-2021	334			14	INSPECTED		
201300346	03-21-2013	17	DECK	4,000				30X10		08-07-2019	334			2	MEASURED		
201300349	03-14-2013	GEN	GENERATOR	14,000						05-10-2013	105			15	PERMIT VISIT		
41	03-28-1996	MN	Manual Note	8,000				ADDITION		05-10-2013	105			15	PERMIT VISIT		
247	09-01-1994	MN	Manual Note	2,000				FURNACE		09-16-2010	317			3	MEAS+INSPCTD		
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	031	MixComRes	BUS	SITE	15,100 SF	6.43	1.71000	E	1.00	BG	1.000			0		11	166,100
Total Card Land Units					0.35	AC	Parcel Total Land Area: 0.35					Total Land Value					166,100

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	2.50	2 1/2 STORIES									
Occupancy	2.00										
Exterior Wall 1	6	STUCCO									
Exterior Wall 2	4	VINYL									
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2	4	SOLID WOOD									
Interior Floor 1	6	CERAMIC TL									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	031	MixComRes									
Total Rooms	3										
Bedrooms	2										
Full Baths	1										
Half Baths	2										
Extra Fixtures	0										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	2	CONC BLOCK									
Partitions	T	TYPICAL									
Wall Height	10.00										
FBM Quality											
Overhead Door											
Kitchens	1										

MIXED USE		
Code	Description	Percentage
031	MixComRes	67
013	RES/COM	33
		0

COST / MARKET VALUATION		
RCN		576,715
Year Built		1900
Effective Year Built		2014
Depreciation Code		EX
Remodel Rating		
Year Remodeled		
Depreciation %		11
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		89
Cns Sect Rcnd		513,300
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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	7,200	2.00	1975	AV	60	A	1.00	8,600
84	SIGN-ILU	L	20	40.25	2022	GD	70	A	1.00	600
81	COOLER	B	48	46.00	1997	AV	68	A	1.00	1,500
77	LITE-SIN	L	1	690.00	1990	AV	60	A	1.00	400
87	FENCE-4	L	80	8.00	1980	AV	60	A	1.00	400
GEN	GENERATOR	B	1	0.00	1997	AV	89	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,575		23.87	37,596	
FFL	1ST FLOOR	2,842	2,842		119.35	339,202	
OFP	OPEN PORCH	0	52		11.48	597	
SFL	2ND FLOOR	1,344	1,344		119.35	160,411	
UAT	UNFIN ATTC	0	864		23.90	20,648	
WDK	WOOD DECK	0	1,096		16.66	18,261	
Ttl Gross Liv / Lease Area		4,186	7,773			576,715	

