Property Location 21 DEER PARK DR | Map ID 22/ 7/ 4/ / | Bldg Name | State Use 401
Vision ID 1220 | Account # 1254 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/19/2025 9:10:13 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MACKENZIE PROPERTY GROUP LLC				
PO BOX 264				
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter La	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID F_379504_2840370	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
INDUSTR.	401	2,203,500	2,203,500
IND LAND	401	296,600	296,600
INDUSTR.	401	52,700	52,700
Total		2,552,800	2,552,800

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MACKENZIE PROPERTY GROUP LLC	23516	0399	11-04-2020	Q	I	2,150,000	00
WMMM LLC	22926	0429	10-30-2019	Q	I	2,100,000	00
FIDDLERS POINT LLC	16466	0194	01-09-2007	U	I	100	1B
CRAVEN,BRICE S	16466	0192	01-09-2007	U	I	1	1A
CRAVEN BRICE S + KIM A,	09362	0498	01-12-1996	U	V	1	1F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	401	2,007,500	2024	401	1,890,100	2023	401	1,733,900
	401	296,600		401	296,600		401	280,100
	401	52,700		401	51,100		401	42,500
	Total	2,356,800		Total	2,237,800		Total	2,056,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			401	GA

NOTES

MCCKENZIE VAULT INC

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,194,900
Appraised Xf (B) Value (Bldg)	8,600
Appraised Ob (B) Value (Bldg)	52,700
Appraised Land Value (Bldg)	296,600
Special Land Value	0
Total Appraised Parcel Value	2,552,800
Valuation Method	C
Total Appraised Parcel Value	2,552,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-24-174	03-28-2024	6	SIGN	1,000	06-20-2024	100		REPLACE 2 GROUND MOUN
202200011	01-04-2022	9	ALTERATION	9,000	06-30-2022	100	06-30-2022	NW OVERHEAD DOORS-AS
202002686	09-22-2021	MN	Manual Note	3,850		0		ELECTRICAL
202102468	07-28-2021	6	SIGN	200	06-30-2022	100	06-30-2022	
202100554	02-19-2021	MN	Manual Note	47,143		0		SHEET METAL PERMIT-COM
202003202	12-24-2020	MN	Manual Note	150,000		0		SHEET METAL
202002686	10-01-2020	8	RENOVATION	265,000	07-14-2021	100	07-14-2021	OFFICE RENOVATION & 1 A

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
06-20-2024	334			15	PERMIT VISIT
06-30-2022	400			15	PERMIT VISIT
07-14-2021	334			15	PERMIT VISIT
03-02-2021	334		1	14	INSPECTED
02-05-2017	317			16	FIELDREV CHG
05-20-2015	317			15	PERMIT VISIT
03-20-2015	317			15	PERMIT VISIT

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	401	IND WHS	IND	SITE	87,120	SF	3.69	0.56000	A	1.00	GA	1.000			0	2.07	180,300
1	401	IND WHS	IND	EXCESS	2.770	AC	42,000.00	1.00000	0	1.00	GA	1.000			0	42,000	116,300
				Total Card Land Units	4.77	AC	Parcel Total Land Area:			4.77						Total Land Value	296,600

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Vision ID 1220 | Account # 1254 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/19/2025 9:10:14 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	33	INDUST-LT
Model	96	INDUSTRIAL
Grade	B	GOOD
Stories	1.00	1 STORY
Occupancy	1.00	
Exterior Wall 1	21	CONC BLOCK
Exterior Wall 2		
Roof Structure	4	FLAT
Roof Cover	11	MEMBRANE
Interior Wall 1	5	MINIMUM
Interior Wall 2	1	DRYWALL
Interior Floor 1	12	CONCRETE
Interior Floor 2	4	CARPET
Heating Fuel	2	GAS
Heating Type	7	UNIT HTRS
AC Percent	100	
FBM Sqft		
Bldg Use	401	IND WHS
Total Rooms	0	
Bedrooms	0	
Full Baths	2	
Half Baths	2	
Extra Fixtures	16	
#Heat Sys	1	
Frame	2	STEEL
Bath Style	G	GOOD
Foundation	6	SLAB
Partitions	T	TYPICAL
Wall Height	24.00	
FBM Quality		
Overhead Door	06	6 OVD
Kitchens	1	

CONSTRUCTION DETAIL (CONTINUED)

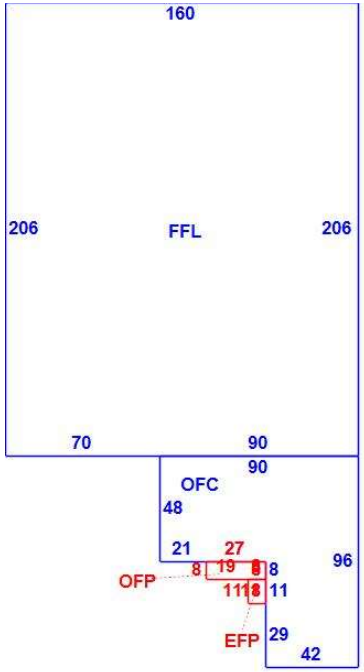
Element	Cd	Description

MIXED USE

Code	Description	Percentage
401	IND WHS	100
		0
		0

COST / MARKET VALUATION

RCN	2,360,089
Year Built	1996
Effective Year Built	2018
Depreciation Code	EX
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	93
Cns Sect Rcnld	2,194,900
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	25,000	2.00	1996	GD	70	G	1.25	43,800
91	LOAD LEV	B	2	3680.00	2004	GD	93	G	1.25	8,600
77	LITE-SIN	L	2	690.00	1996	GD	70	G	1.25	1,200
86	CONC PAV	L	2,400	2.30	1996	GD	70	G	1.25	4,800
78	LITE-DBL	L	3	920.00	1996	GD	70	G	1.25	2,400
83	SIGN	L	18	28.75	2022	GD	70	V	1.50	500
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0
GEN	GENERATOR	B	1	0.00	2004	00	93	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	88		17.72	1,560
FFL	1ST FLOOR	32,960	32,960		59.99	1,977,139
OFC	OFFICE	6,336	6,336		59.99	380,071
OFP	OPEN PORCH	0	216		6.11	1,320
	Ttl Gross Liv / Lease Area	39,296	39,600			2,360,090