

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION							
THELMA W RATNER LLC 33 STATE ST SPRINGFIELD MA 01103					1	TYPCL					Description		Code	Appraised		Assessed									
											COMMERC.	325	390,500		390,500										
											COMM LAND	325	189,000		189,000										
SUPPLEMENTAL DATA										COMMERC.		325	18,200		18,200										
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379892_2852862						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		597,700		597,700									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
THELMA W RATNER LLC RATNER THELMA W TRUST				22494 03396		0001 0408		12-20-2018 01-20-1969		U U	I I	100 0		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
															2025	325	352,100	2024	325	325,000	2023	325	297,600		
																325	189,000		325	189,000		325	171,400		
																325	16,800		325	16,800		325	13,700		
Total												557,900		Total		530,800		Total		482,700					
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) 380,400 Appraised Xf (B) Value (Bldg) 10,100 Appraised Ob (B) Value (Bldg) 18,200 Appraised Land Value (Bldg) 189,000 Special Land Value 0 Total Appraised Parcel Value 597,700 Valuation Method C Total Appraised Parcel Value 597,700													
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						325		BG																	
NOTES																									
LIGHTHOUSE LIQUORS																									
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-24-244	04-19-2024	12	REROOF	39,999	06-05-2024	100	06-05-2024	ROOF MEMBRANE-COMP N				06-05-2024	400			15	PERMIT VISIT								
202103169	11-09-2021	MN	Manual Note	2,000		100		SHEET METAL FOR HVAC				03-08-2021	334			14	INSPECTED								
24	02-01-2006	6	SIGN	1,600				LIGHTHOUSE LIQUORS WAL				01-11-2007	311			15	PERMIT VISIT								
23	02-01-2006	6	SIGN	1,200				LIGHTHOUSE LIQUORS GR				01-11-2007	311			15	PERMIT VISIT								
193	06-27-2000	6	SIGN	800								05-19-2004	303			3	MEAS+INSPCTD								
69	04-11-2000	12	REROOF	2,000								11-14-2000	200			15	PERMIT VISIT								
229	01-01-1987	MN	Manual Note					ALTER				07-08-1992	107			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	21,620	SF	5.11	1.71000	E	1.00	BG	1.000				0	8.74	189,000							
Total Card Land Units					0.50	AC	Parcel Total Land Area: 0.50					Total Land Value					189,000								

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	8	BRICK VENR									
Exterior Wall 2	21	CONC BLOCK									
Roof Structure	4	FLAT									
Roof Cover	11	MEMBRANE									
Interior Wall 1	8	PLYWD PANL									
Interior Wall 2											
Interior Floor 1	4	CARPET									
Interior Floor 2	12	CONCRETE									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	2										
Extra Fixtures	0										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
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	14,280	2.00	1970	AV	60	A	1.00	17,100
81	COOLER	B	322	46.00	1986	AV	68	A	1.00	10,100
83	SIGN	L	56	28.75	2000	GD	70	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,912		23.44	68,252	
CNP	CANOPY	0	552		5.95	3,284	
FFL	1ST FLOOR	4,160	4,160		117.27	487,851	
Ttl Gross Liv / Lease Area		4,160	7,624			559,387	

