

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION						
K FRADET MASS LLC 56 FIELDS DR EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	321	764,900		764,900										
												COMM LAND	321	421,900		421,900										
SUPPLEMENTAL DATA												COMMERC.		321	107,400		107,400									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375371_2856213						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		1,294,200		1,294,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
K FRADET MASS LLC KELLY FRADET LUMBER CO INC FRADET LLOYD W-TRUSTEE,				38720		LC		01-30-2020		U	I	1,425,000		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				11044		0362		12-22-1999		U	I	1		1B	2025	321	688,000	2024	321	646,100	2023	321	590,200			
				LC00		0000		09-03-1965		U	I	0				321	421,900		321	421,900		321	396,600			
																321	86,600		321	86,600		321	70,400			
Total												1,196,500		Total		1,154,600		Total		1,057,200						
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) 764,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 107,400 Appraised Land Value (Bldg) 421,900 Special Land Value 0 Total Appraised Parcel Value 1,294,200 Valuation Method C Total Appraised Parcel Value 1,294,200														
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						321		BG																		
NOTES												KELLY FRADET LUMBER MART ALSO REF BK 23067 PG 276														
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				
202200765		03-07-2022		9	ALTERATION		10,000		05-20-2022		100	05-20-2022		NVC=ADD EGRESS SIDE DO OFFICE AREA ON 1ST FLR I PORTABLE 3` X 33` WALL		05-20-2022		400			15	PERMIT VISIT				
202000682		02-20-2020		9	ALTERATION		21,200		06-30-2020		100	06-02-2020				04-20-2021		333			14	INSPECTED				
201900691		03-07-2019		6	SIGN		200				0					06-30-2020		334			15	PERMIT VISIT				
55		03-15-2010		6	SIGN		2,000									06-10-2019		400			15	PERMIT VISIT				
51		03-19-2005		6	SIGN		10,000									11-18-2010		311			15	PERMIT VISIT				
														11-10-2005		311			15	PERMIT VISIT						
														01-20-2004		303			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	321	HARDWRE		BUS	SITE	43,560		SF		3.69	1.71000	E	1.00	BG	1.000					0	6.31	274,900				
1	321	HARDWRE		BUS	EXCESS	2.800		AC		52,500.00	1.00000	0	1.00	BG	1.000					0	52,500	147,000				
Total Card Land Units						3.80		AC		Parcel Total Land Area: 3.80				Total Land Value										421,900		

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	21	CONC BLOCK									
Exterior Wall 2	8	BRICK VENR									
Roof Structure	9	STANDARD									
Roof Cover	10	ROLLED									
Interior Wall 1	5	MINIMUM									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	4	CARPET									
Interior Floor 2	14	ASPHL TILE									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft											
Bldg Use	321	HARDWRE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	3										
Extra Fixtures	5										
#Heat Sys	1										
Frame	2	STEEL									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
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	100.00	2.00	1960	FR	50	A	1.00	100,000
88	FENCE-6	L	600	12.00	1960	FR	50	A	1.00	3,600
78	LITE-DBL	L	1	920.00	1960	FR	50	A	1.00	500
84	SIGN-ILU	L	95	40.25	2005	GD	70	G	1.25	3,300
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	13,096		17.29	226,446	
CNP	CANOPY	0	1,092		4.35	4,755	
FFL	1ST FLOOR	13,096	13,096		86.46	1,132,314	
WDK	WOOD DECK	0	192		12.16	2,334	
Ttl Gross Liv / Lease Area		13,096	27,476			1,365,849	

