

State Use 326
Print Date 11/19/2025 11:00:06 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION															
MCMAHON GARY S TR MCMAHON MICHELE C TR 10 CAPT SCOTT RD HARWICH MA 02645				1 TYPCL								Description		Code	Appraised		Assessed																
												COMMERC.		326	1,127,700		1,127,700																
												COMM LAND		326	129,200		129,200																
SUPPLEMENTAL DATA												COMMERC.		326	27,700		27,700																
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379908_2850705						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
										Total		1,284,600		1,284,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
MCMAHON GARY S TR MCMAHON GARY S WHITAKER RONALD E + NADEAU				08631 0066		11-12-1993		U		I		1		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				08566 0517		09-21-1993		U		I		1		1		2025		326	1,017,900	2024	401	961,000	2023	401	872,300								
				07034 0529		11-30-1988		U		I		542,469						326	129,200		401	129,200		401	117,700								
				03312 0115		01-04-1968		U		I		0						326	27,700		401	27,700		401	22,300								
Total										1,174,800		Total		1,117,900		Total		1,012,300															
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 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										041				IA																			
NOTES																																	
SUB DIV #586 & SUB DIV #855 BREW PRACTITIONERS																																	
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-23-30		01-17-2023		6		SIGN		2,500				100		04-14-2023		ATT'D SIGN		06-23-2022		334						15		PERMIT VISIT					
202102648		10-20-2021		MN		Manual Note						0				CERT OF INSPECT		04-20-2021		333						14		INSPECTED					
202102723		09-07-2021		6		SIGN		450		06-23-2022		100		06-23-2022				03-06-2018		400						14		INSPECTED					
202102207		06-24-2021		9		ALTERATION		32,000		06-23-2022		100		06-23-2022		RETROFIT FOR BREWERY		06-01-2017		317						15		PERMIT VISIT					
201701558		05-15-2017		5		DEMOLITION		8,000		06-01-2017		100		06-01-2017		PREVIOUSLY NOTED		03-21-2017		317						15		PERMIT VISIT					
201700045		04-07-2017		MN		Manual Note		4,760				100		03-21-2017		FIRE ALARM		01-05-2006		311						3		MEAS+INSPCTD					
201700045		01-17-2017		MN		Manual Note		20,625		03-21-2017		100		03-21-2017		UPDATE SPRINKLER SYSTE		01-05-2006		311						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		326		RST/BAR		IND		SITE		50,071 SF		3.69		0.70000		B		1.00		IA		1.000						0		2.58		129,200	
Total Card Land Units										1.15 AC		Parcel Total Land Area: 1.15										Total Land Value										129,200	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		74	RESTAURANT								
Model		94	COMMERCIAL								
Grade		C	AVERAGE								
Stories		1.00	1 STORY								
Occupancy		4.00									
Exterior Wall 1		7	BRICK								
Exterior Wall 2		21	CONC BLOCK								
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		5	LINO/VINYL								
Heating Fuel		1	OIL								
Heating Type		7	UNIT HTRS								
AC Percent		70									
FBM Sqft											
Bldg Use		326	RST/BAR								
Total Rooms		0									
Bedrooms		0									
Full Baths		2									
Half Baths		3									
Extra Fixtures		8									
#Heat Sys		2									
Frame		2	STEEL								
Bath Style		A	AVERAGE								
Foundation		6	SLAB								
Partitions		T	TYPICAL								
Wall Height		12.00									
FBM Quality											
Overhead Door		01	1 OVD								
Kitchens		0									
MIXED USE											
Code		Description					Percentage				
326		RST/BAR					100				
							0				
							0				
COST / MARKET VALUATION											
		RCN					1,543,304				
		Year Built					1967				
		Effective Year Built					1998				
		Depreciation Code					GD				
		Remodel Rating									
		Year Remodeled									
		Depreciation %					27				
		Functional Obsol									
		External Obsol									
		Trend Factor					1				
		Condition									
		Condition %									
		Percent Good					73				
		Cns Sect Rcncld					1,126,600				
		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	19,800	2.00	2017	GD	70	A	1.00	27,700	
29	CRANE GR	B	85	23.00	1991	AV	55	A	1.00	1,100	
PSP	PARTIAL SPRI	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		
CNP	CANOPY				0	442		4.41	1,948		
FFL	1ST FLOOR				13,067	13,067		88.53	1,156,791		
WHS	WAREHOUSE				5,792	5,792		66.40	384,564		
Ttl Gross Liv / Lease Area					18,859	19,301			1,543,303		