

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION	
55 MAPLE ASSOCIATES INC 65 MAPLE ST EAST LONGMEADOW MA 01028					1	TYPCL						Description		Code	Appraised		Assessed				
												COMMERC.	325	789,200		789,200					
												COMM LAND	325	183,000		183,000					
SUPPLEMENTAL DATA												COMMERC.		325	24,400		24,400				
Alt Prcl ID						Received						Total		996,600		996,600					
SP Permit						NIA															
Chapter La						Field 8															
OC Dates						Field 9															
In+Ex FY						Field 10															
Mailed																					
GIS ID F_380192_2849942						Assoc Pid#															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
55 MAPLE ASSOCIATES INC BOUCHER MICHAEL D + PETER				09989	0051	09-08-1997	U	V	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				05752	0554	01-29-1985	U	I	175,000			2025	325	710,800	2024	325	668,000	2023	325	625,200	
												325	183,000		325	183,000		325	166,200		
												325	24,400		325	24,400		325	19,800		
Total												918,200		Total		875,400		Total		811,200	
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) 783,400 Appraised Xf (B) Value (Bldg) 5,800 Appraised Ob (B) Value (Bldg) 24,400 Appraised Land Value (Bldg) 183,000 Special Land Value 0 Total Appraised Parcel Value 996,600 Valuation Method C Total Appraised Parcel Value 996,600									
Nbhd		Nbhd Name			B		Tracing			Batch											
0001							325			BG											
NOTES																					
DUNKIN DONUT = 55 MAPLE ST VACANT = 59 MAPLE ST RED TOYS = 55 MAPLE ST COMB & COLLAR = 57 MAPLE ST B-25-12 COMP 10/2/25																					
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-25-620	10-20-2025	MN	Manual Note	19,000		0		HVAC - 59 MAPLE ST				07-08-2025	334			15	PERMIT VISIT				
B-25-590	10-02-2025	8	RENOVATION	46,000		0		RENOVATIONS TO EXISTING				06-28-2021	400			15	PERMIT VISIT				
B-25-23	01-15-2025	6	SIGN	2,000				4X8 WALL MOUNT - CHANG				03-04-2021	334			14	INSPECTED				
B-25-12	01-09-2025	8	RENOVATION	168,000	07-08-2025	100	07-08-2025	DUNKIN DONUTS INTERIOR				05-30-2014	317			15	PERMIT VISIT				
B-23-488	07-05-2023	6	SIGN	1,600		100		WALL MOUNTED				05-24-2013	105			14	INSPECTED				
202200311	01-26-2022	6	SIGN	1,850		100		ATTD SIGN, REDFIVE TOYS				05-24-2013	AO								
202101054	03-26-2021	6	SIGN	1,373	06-28-2021	100	06-28-2021	32 SQ FT RED FIVE TOYS IL				02-01-2007	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	325	STORE	BUS	SITE	24,960	SF	4.70	1.56000	D	1.00	BA	1.000					0	7.33	183,000		
Total Card Land Units					0.57	AC	Parcel Total Land Area: 0.57					Total Land Value					183,000				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	78		STORE								
Model	94		COMMERCIAL								
Grade	B+		GOOD (+)								
Stories	1.00		1 STORY								
Occupancy	4.00					MIXED USE					
Exterior Wall 1	21		CONC BLOCK			Code	Description			Percentage	
Exterior Wall 2	4		VINYL			325	STORE			100	
Roof Structure	1		GABLE							0	
Roof Cover	1		ASPHALT SH							0	
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION					
Interior Wall 2						RCN			910,945		
Interior Floor 1	4		CARPET			Year Built			1997		
Interior Floor 2	6		CERAMIC TL			Effective Year Built			2011		
Heating Fuel	2		GAS			Depreciation Code			GV		
Heating Type	1		FORCED H/A			Remodel Rating					
AC Percent	100					Year Remodeled					
FBM Sqft						Depreciation %			14		
Bldg Use	325		STORE			Functional Obsol					
Total Rooms	0					External Obsol					
Bedrooms	0					Trend Factor			1		
Full Baths	0					Condition					
Half Baths	4					Condition %					
Extra Fixtures	2					Percent Good			86		
#Heat Sys	4					Cns Sect Rcld			783,400		
Frame	2		STEEL			Dep % Ovr					
Bath Style	G		GOOD			Dep Ovr Comment					
Foundation	6		SLAB			Misc Imp Ovr					
Partitions	T		TYPICAL			Misc Imp Ovr Comment					
Wall Height	12.00					Cost to Cure Ovr					
FBM Quality						Cost to Cure Ovr Comment					
Overhead Door											
Kitchens	2										
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	
81	COOLER	B	36	46.00	2009	GD	86	G	1.25	1,800	
82	FREEZER	B	54	69.00	2009	GD	86	G	1.25	4,000	
85	PAVING	L	17,000	2.00	1997	GD	70	A	1.00	23,800	
77	LITE-SIN	L	1	690.00	1997	GD	70	G	1.25	600	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				6,816	6,816		133.18	907,749		
PAT	PATIO				0	485		6.59	3,196		
Ttl Gross Liv / Lease Area					6,816	7,301			910,945		

