

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
COLVEST EAST LONGMEADOW LLC 1259 E COLUMBUS AVE STE 201 SPRINGFIELD MA 01105						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	325	383,100		383,100										
												COMM LAND	325	390,500		390,500										
SUPPLEMENTAL DATA												COMMERC.	325	84,800		84,800										
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_381068_2850700								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		858,400		858,400										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
COLVEST EAST LONGMEADOW LLC PRIDE OPERATING LLC PRIDE REAL ESTATE LLC PRIDE LIMITED PARTNERSHIP ROMITO JOHN W				26077		0135		10-21-2025		U	I	1,000,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				24837		0423		12-13-2022		U	I	10		1B	2025	325	347,000	2024	325	325,300	2023	325	296,400			
				24355		0446		01-14-2022		U	I	723,800		1V		325	390,500		325	390,500		325	354,600			
				21481		0334		12-08-2016		U	I	561,821		1V		325	84,800		325	84,800		325	71,500			
				11135		0022		03-24-2000		U	I	485,000		1	Total		822,300		Total		800,600		Total		722,500	
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																										
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								325			BG															
NOTES																										
VACANT												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										371,400 11,700 84,800 390,500 0 858,400 C 858,400				
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			
22		02-06-2007		6	SIGN		1,000								3` X 8` WALL (REFLECTIONS		05-14-2024		450			16	FIELDREV CHG			
400		12-04-2006		6	SIGN		1,000								REFLECTIONS NVC		03-08-2021		334			14	INSPECTED			
17		01-14-2005		6	SIGN		500								IRINA - NVC		01-11-2008		317			15	PERMIT VISIT			
395		12-21-2004		6	SIGN		2,000								1` X 12` WALL		02-01-2007		311			15	PERMIT VISIT			
299		11-01-2001		6	SIGN		6,000										01-05-2006		311			15	PERMIT VISIT			
11		01-10-2001		6	SIGN		600										01-20-2005		311			15	PERMIT VISIT			
10		01-10-2001		6	SIGN		450										03-21-2002		105			14	INSPECTED			
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		41,237 SF		3.69		1.71000	E	1.00	BG	1.000					0		9.47	390,500			
Total Card Land Units							0.95 AC		Parcel Total Land Area: 0.95							Total Land Value							390,500			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	74	RESTAURANT									
Model	94	COMMERCIAL									
Grade	B	GOOD									
Stories	1.00	1 STORY									
Occupancy	2.00										
Exterior Wall 1	16	STONE VENR									
Exterior Wall 2	23	GLASS									
Roof Structure	4	FLAT									
Roof Cover	4	TAR+GRAVEL									
Interior Wall 1	2	PLASTER									
Interior Wall 2											
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	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	4										
Extra Fixtures	2										
#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	1										

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	30,000	2.00	1975	GD	70	G	1.25	52,500
84	SIGN-ILU	L	50	40.25	2001	GD	70	G	1.25	1,800
66	CANOPY	L	760	45.00	1967	GD	70	G	1.25	29,900
81	COOLER	B	240	46.00	2004	GD	85	G	1.25	11,700
77	LITE-SIN	L	1	690.00	2000	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	5,333	5,333		117.12	624,584	
LLV	LOWR LEVEL	0	2,602		29.30	76,243	
Ttl Gross Liv / Lease Area		5,333	7,935			700,827	

