

State Use 326
Print Date 11/19/2025 12:19:35

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							1006 EAST LONGMEADOW, MA VISION							
GRAHAM STEVEN L TR 35 INDUSTRIAL DR EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	326	118,600		118,600										
												COMM LAND	326	560,300		560,300										
SUPPLEMENTAL DATA											COMMERC.		326	42,700		42,700										
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380166_2849365				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		721,600		721,600								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
GRAHAM STEVEN L TR COYOTE REALTY LLC 7 ROADS STATION INC RINTOUL JAMES A, RINTOUL M ISABELLE HEIRS				23042	0478	01-13-2020		U	V	1,100,000		1														
				23042	0291	01-13-2020		U	V	0		1B														
				15265	0281	08-15-2005		U	I	700,000		1														
				09789	0286	03-07-1997		U	I	1		1A														
				04876	0027	12-06-1979		U	I	0																
														Total		706,500		Total		699,500		Total		641,800		
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														APPROAISED VALUE SUMMARY 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								390			BG															
NOTES														FY 13 COMBINED ALL SIX LOTS NKA 64 MAPLE ST. ALL OTHER PARCELS CLOSED.												
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-23-175		03-15-2023		15	TENT		550				0						05-30-2023		400			15	PERMIT VISIT			
202201959		06-08-2022		6	SIGN		100				0				ATT'D TO BLDG		07-13-2021		334			15	PERMIT VISIT			
202201958		06-08-2022		6	SIGN		50		05-30-2023		100		05-30-2023		FREESTANDING SIGN-ALRE		06-30-2021		400			15	PERMIT VISIT			
202102773		09-09-2021		6	SIGN		1,500		06-13-2022		100		06-13-2022				07-01-2020		334			15	PERMIT VISIT			
202101651		05-03-2021		6	SIGN		1,500		06-30-2021		100		06-30-2021		16 SQ FT		12-03-2010		317			15	PERMIT VISIT			
202000912		03-10-2020		8	RENOVATION		100,000		07-13-2021		100		07-13-2021		CONVERTED INTO A ICE CR		01-19-2010		316			15	PERMIT VISIT			
254		10-26-2009		8	RENOVATION		25.000								FLOOR AND JOISTS		01-19-2010		316			15	PERMIT VISIT			
LAND LINE VALUATION SECTION																										
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbhd Adj	Notes		Location Adjustment					Adj Unit Pric	Land Value				
1	326	RST/BAR		MUL	SITE	27,000	SF	4.49	1.56000	D	1.00	BA	1.000	BUS ZONE FRONT/IND ZON					0		10.51	283,800				
1	326	RST/BAR		MUL	SITE	40,000	SF	3.69	0.70000	B	1.00	BA	1.000						0		3.88	155,200				
1	326	RST/BAR		MUL	EXCESS	1.540	AC	52,500.00	1.00000	0	1.00	BA	1.000						0		78,750	121,300				
Total Card Land Units						3.08	AC	Parcel Total Land Area: 3.08						Total Land Value						560,300						

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	1.00				MIXED USE					
Exterior Wall 1	2	CLAPBOARD			Code	Description			Percentage	
Exterior Wall 2					326	RST/BAR			100	
Roof Structure	1	GABLE							0	
Roof Cover	1	ASPHALT SH							0	
Interior Wall 1	1	DRYWALL			COST / MARKET VALUATION					
Interior Wall 2					RCN			139,564		
Interior Floor 1	3	HARDWOOD								
Interior Floor 2										
Heating Fuel	3	ELECTRIC								
Heating Type	10	NOT DUCTED			Year Built				1931	
AC Percent	100				Effective Year Built				2010	
FBM Sqft					Depreciation Code				VG	
Bldg Use	326	RST/BAR			Remodel Rating				04	
Total Rooms	2				Year Remodeled				2020	
Bedrooms	0				Depreciation %				15	
Full Baths	0				Functional Obsol					
Half Baths	1				External Obsol					
Extra Fixtures					Trend Factor				1	
#Heat Sys	1				Condition					
Frame	1	WOOD			Condition %					
Bath Style	A	AVERAGE			Percent Good				85	
Foundation	1	CONCRETE			Cns Sect Rcnld				118,600	
Partitions	T	TYPICAL			Dep % Ovr					
Wall Height					Dep Ovr Comment					
FBM Quality					Misc Imp Ovr					
Overhead Door					Misc Imp Ovr Comment					
Kitchens					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
83	SIGN	L	35	28.75	2021	VG	85	V	1.50	1,300
85	PAVING	L	30,628	2.00	2021	AV	60	A	1.00	36,800
02	SHED/FR	L	640	12.00	2021	AV	60	A	1.00	4,600
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR				916	916		143.00	130,984	
OPF	OPEN PORCH				0	336		14.47	4,862	
WDK	WOOD DECK				0	186		19.99	3,718	
Ttl Gross Liv / Lease Area					916	1,438			139,564	