

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION					
WELLINGTON CSA HOLDINGS LLC 131 PRYNNWOOD RD LONGMEADOW MA 01106					1	TYPCL					Description		Code	Appraised		Assessed							
											COMMERC.	340	472,200		472,200								
											COMM LAND	340	156,400		156,400								
				SUPPLEMENTAL DATA						COMMERC.		340	14,300		14,300								
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380498_2848534				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
												Total		642,900		642,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
WELLINGTON CSA HOLDINGS LLC 104 SHAKER ASSOCIATES LLC WIEZBICKI CONRAD M +,				24951	0161	03-28-2023	U	I	765,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				17742	0127	04-14-2009	U	I	1		1B	2025	340	423,800	2024	340	296,100	2023	325	301,000			
				03639	0421	11-03-1971	U	I	0				340	156,400		340	156,400		325	142,100			
													340	13,100		340	13,100		325	10,800			
				Total								Total		593,300		Total		465,600		Total		453,900	
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											
Nbhd		Nbhd Name			B		Tracing			Batch													
0001							322			BG													
NOTES												Total Appraised Parcel Value 642,900											
THE FEARN GROUP																							
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-24-444		07-10-2024		6	SIGN		6,966		0			1 WALL MOUNT & 1 GROUN		06-10-2024		334			15	PERMIT VISIT			
B-23-702		09-28-2023		21	SIDING		26,000	06-10-2024	100	11-16-2023				06-30-2023		333			15	PERMIT VISIT			
B-23-366		05-22-2023		MN	Manual Note		34,999	06-30-2023	100	06-30-2023		INSTL DUCT & FAN COILS		03-04-2021		334			14	INSPECTED			
B-23-304		05-04-2023		8	RENOVATION		31,000	06-10-2024	100	09-07-2023		OFFICE-		05-22-2020		400			15	PERMIT VISIT			
202002200		07-30-2020		6	SIGN				0			TEMPORARY SIGN		05-25-2004		303			3	MEAS+INSPCTD			
201902621		08-07-2019		6	SIGN			05-22-2020	100	05-22-2020		18 SQ FT TEMP BANNER		12-11-1996		200			3	MEAS+INSPCTD			
82		04-30-1996		60	COMM BLDG		48,000		0			NEW BLDG		04-12-1994		107			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	340	OFFICE		BUS	SITE	16,657	SF	6.02	1.56000	D	1.00	BA	1.000				0	9.39	156,400				
Total Card Land Units						0.38	AC	Parcel Total Land Area: 0.38						Total Land Value						156,400			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	71		OFFICE								
Model	94		COMMERCIAL								
Grade	C		AVERAGE								
Stories	1.00		1 STORY								
Occupancy	1.00					MIXED USE					
Exterior Wall 1	21		CONC BLOCK			Code	Description			Percentage	
Exterior Wall 2	18		CORREG STL			340	OFFICE			100	
Roof Structure	1		GABLE							0	
Roof Cover	1		ASPHALT SH							0	
Interior Wall 1	6		AVERAGE			COST / MARKET VALUATION					
Interior Wall 2	1		DRYWALL			RCN			646,869		
Interior Floor 1	12		CONCRETE								
Interior Floor 2	5		LINO/VINYL			Year Built			1967		
Heating Fuel	2		GAS			Effective Year Built			1998		
Heating Type	1		FORCED H/A			Depreciation Code			GD		
AC Percent	50					Remodel Rating			03		
FBM Sqft						Year Remodeled			2024		
Bldg Use	340		OFFICE			Depreciation %			27		
Total Rooms	0					Functional Obsol					
Bedrooms	0					External Obsol					
Full Baths	0					Trend Factor			1		
Half Baths	2					Condition					
Extra Fixtures	0					Condition %					
#Heat Sys	2					Percent Good			73		
Frame	2		STEEL			Cns Sect Rcnld			472,200		
Bath Style	A		AVERAGE			Dep % Ovr					
Foundation	6		SLAB			Dep Ovr Comment					
Partitions	T		TYPICAL			Misc Imp Ovr					
Wall Height	14.00					Misc Imp Ovr Comment					
FBM Quality						Cost to Cure Ovr					
Overhead Door	02		2 OVD			Cost to Cure Ovr Comment					
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	10,625	2.00	1960	AV	60	A	1.00	12,800	
84	SIGN-ILU	L	40	40.25	1996	AV	60	G	1.25	1,200	
88	FENCE-6	L	48	12.00	1980	AV	60	A	1.00	300	
SHW	Solar Hot Water	B	1	1.00	1983	AV	73	A	1.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
CNP	CANOPY				0	1,554		4.45		6,917	
FFL	1ST FLOOR				7,216	7,216		88.69		639,952	
Ttl Gross Liv / Lease Area					7,216	8,770				646,869	

