

State Use 351
Print Date 11-21-2025 9:51:20 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION								
BLUE RIDGE WILDER, LLC 310 MAPLE ST EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	351	277,000		277,000										
												COMM LAND	351	249,800		249,800										
				SUPPLEMENTAL DATA								COMMERC.		351	20,900		20,900									
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375442_2848004					Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
												Total		547,700		547,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
BLUE RIDGE WILDER, LLC FIRST STEP NURSERY SCHOOL INC O`CONNOR KEVIN W + GINA L				24135		0349		09-21-2021		Q		I		500,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				07772		0486		08-05-1991		U		I		25,000		1		2025	351	251,600	2024	351	239,500	2023	351	224,300
				00000		0000				U				0					351	249,800		351	249,800		351	228,600
																			351	20,000		351	20,000		351	17,000
				Total		0.00										Total	521,400	Total	509,300	Total	469,900					
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 VALUE SUMMARY												
Nbhd		Nbhd Name				B		Tracing				Batch		Appraised Bldg. Value (Card)						277,000						
0001								351				BG		Appraised Xf (B) Value (Bldg)						0						
NOTES														Appraised Ob (B) Value (Bldg)						20,900						
SUB DIV 671 +697														Appraised Land Value (Bldg)						249,800						
TREEHOUSE LEARNING CENTER														Special Land Value						0						
														Total Appraised Parcel Value						547,700						
														Valuation Method						C						
														Total Appraised Parcel Value						547,700						
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			
202201291		04-13-2022		4	ADDITION		5,800		05-20-2022		100		05-20-2022		NVC=EXIT ACCESS RAMP		03-05-2021		334			14	INSPECTED			
202102917		09-30-2021		6	SIGN		250		05-20-2022		100		05-20-2022		NVC=INGROUND SIGN		06-21-2017		317			15	PERMIT VISIT			
254		08-14-2007		52	PAVILION		5,000								20` X 16`		12-26-2007		317			15	PERMIT VISIT			
224		08-01-1992		MN	Manual Note		7,000								FIN BMT		05-07-2004		303			3	MEAS+INSPCTD			
131		06-01-1991		MN	Manual Note		108,000								NURS SCH		03-01-1993		131			15	PERMIT VISIT			
																	05-08-1992		107			3	MEAS+INSPCTD			
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	351	SCHOOL		RB	SITE	40,000		SF	3.69	1.56000	D	1.00	BA	1.000						0	5.76		230,400			
1	351	SCHOOL		RB	EXCESS	0.370		AC	52,500.00	1.00000	0	1.00	BA	1.000						0	52,500		19,400			
Total Card Land Units						1.29		AC	Parcel Total Land Area: 1.29						Total Land Value						249,800					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	2	CLAPBOARD									
Exterior Wall 2											
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	1	DRYWALL									
Interior Wall 2											
Interior Floor 1	5	LINO/VINYL									
Interior Floor 2	4	CARPET									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft	1843										
Bldg Use	351	SCHOOL									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	4										
Extra Fixtures	8										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	1	CONCRETE									
Partitions	T	TYPICAL									
Wall Height	9.00										
FBM Quality	3.00										
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
83	SIGN	L	13	28.75	2021	AV	60	A	1.00	200
85	PAVING	L	7,000	2.00	1991	AV	60	A	1.00	8,400
77	LITE-SIN	L	1	690.00	1991	AV	60	A	1.00	400
02	SHED/FR	L	80	12.00	2001	AV	60	A	1.00	600
87	FENCE-4	L	240	8.00	1994	AV	60	A	1.00	1,200
66	CANOPY	L	320	45.00	2001	GD	70	A	1.00	10,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,304		25.98	59,853	
FFL	1ST FLOOR	2,304	2,304		129.83	299,138	
OFF	OPEN PORCH	0	56		13.91	779	
Ttl Gross Liv / Lease Area		2,304	4,664			359,770	

