

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION					
TROON REALTY LLC 175 BENTON DR EAST LONGMEADOW MA 01028						1	TYPCL					Description		Code	Appraised		Assessed								
												INDUSTR.	401	960,800		960,800									
												IND LAND	401	214,800		214,800									
SUPPLEMENTAL DATA												INDUSTR.		401	36,600		36,600								
Alt Prcl ID						Received																			
SP Permit						NIA																			
Chapter La						Field 8																			
OC Dates 3/15/2013						Field 9																			
In+Ex FY						Field 10																			
Mailed																									
GIS ID F_375941_2844068						Assoc Pid#																			
												Total		1,212,200		1,212,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
TROON REALTY LLC BAKER DAVID R +,				16678	0109	05-11-2007	U	I	1,075,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				06251	0257	10-08-1986	U	V	69,277			2025	401	881,500	2024	401	822,000	2023	401	752,900					
												401	214,800		401	214,800		401	202,700						
												401	36,000		401	34,800		401	28,200						
												Total		1,132,300		Total		1,071,600		Total		983,800			
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																									
Nbhd		Nbhd Name			B		Tracing			Batch															
0001							401			GG															
NOTES												Appraised Bldg. Value (Card) 955,400 Appraised Xf (B) Value (Bldg) 5,400 Appraised Ob (B) Value (Bldg) 36,600 Appraised Land Value (Bldg) 214,800 Special Land Value 0 Total Appraised Parcel Value 1,212,200 Valuation Method C Total Appraised Parcel Value 1,212,200													
TENANTS-PIP PRINTING, ACADEMY OF DANCE, CONTINUUM PERFORMANCE CTR, SIGN CO, VACANT																									
BUILDING PERMIT RECORD																									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments												Date	Id	Type	Is	Cd	Purpose/Result
B-24-17	01-22-2024	6	SIGN	5,100	07-01-2025	100	07-01-2025	50 SQ FT GROUND MOUNTE												07-01-2025	334			15	PERMIT VISIT
201802753	09-06-2018	14	MIN ALT	16,000	06-10-2019	100	06-10-2019	WALL OFF WORK SPACE				06-11-2024	334			15	PERMIT VISIT								
201203523	12-03-2012	4	ADDITION	65,000				OC 3/15/2013 5000 SF W/				04-20-2021	333			14	INSPECTED								
81	04-02-2008	6	SIGN	25		100		PIP				06-10-2019	400			15	PERMIT VISIT								
45	02-19-2008	6	SIGN	4,000		100		PIP PRINTING				02-05-2017	317			16	FIELDREV CHG								
377	11-25-2007	7	REMODEL	20,000				OC 3/7/2008 INTERIOR DAN				04-04-2014	317			15	PERMIT VISIT								
361	11-15-2007	7	REMODEL	20,000		0		OC 3/7/2008 INTERIOR DON				03-29-2013	317			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	401	IND WHS	IND	SITE	53,000	SF	3.69	0.70000	B	1.00	GG	1.000				0	2.58	136,700							
1	401	IND WHS	IND	EXCESS	1.860	AC	42,000.00	1.00000	0	1.00	GG	1.000				0	42,000	78,100							
Total Card Land Units					3.08	AC	Parcel Total Land Area: 3.08					Total Land Value					214,800								

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		43	WAREHOUSE								
Model		96	INDUSTRIAL								
Grade		B-	GOOD (-)								
Stories		1.00	1 STORY								
Occupancy		5.00				MIXED USE					
Exterior Wall 1		21	CONC BLOCK			Code	Description			Percentage	
Exterior Wall 2		8	BRICK VENR			401	IND WHS			100	
Roof Structure		4	FLAT							0	
Roof Cover		4	TAR+GRAVEL							0	
Interior Wall 1		6	AVERAGE			COST / MARKET VALUATION					
Interior Wall 2		1	DRYWALL			RCN			1,326,977		
Interior Floor 1		12	CONCRETE								
Interior Floor 2		4	CARPET								
Heating Fuel		2	GAS								
Heating Type		7	UNIT HTRS			Year Built			1988		
AC Percent		10				Effective Year Built			1997		
FBM Sqft						Depreciation Code			AG		
Bldg Use		401	IND WHS			Remodel Rating					
Total Rooms		0				Year Remodeled					
Bedrooms		0				Depreciation %			28		
Full Baths		0				Functional Obsol					
Half Baths		9				External Obsol					
Extra Fixtures		4				Trend Factor			1		
#Heat Sys		1				Condition					
Frame		2	STEEL			Condition %					
Bath Style		A	AVERAGE			Percent Good			72		
Foundation		6	SLAB			Cns Sect Rcnd			955,400		
Partitions		T	TYPICAL			Dep % Ovr					
Wall Height		16.00				Dep Ovr Comment					
FBM Quality						Misc Imp Ovr					
Overhead Door		02	2 OVD			Misc Imp Ovr Comment					
Kitchens		0				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	
91	LOAD LEV	B	2	3680.00	1995	AV	74	A	1.00	5,400	
85	PAVING	L	28,000	2.00	1988	AV	60	A	1.00	33,600	
83	SIGN	L	36	28.75	2008	AV	60	F	0.90	600	
83	SIGN	L	70	28.75	2024	GD	70	G	1.25	1,800	
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0	
83	SIGN	L	24	28.75	2025	GD	70	G	1.25	600	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
EFP	ENCL PORCH				0	64		14.52		929	
FFL	1ST FLOOR				27,120	27,120		48.90		1,326,049	
Ttl Gross Liv / Lease Area					27,120	27,184				1,326,978	

