

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION					
LACHENAUER LLC 268 COLD SPRING AV SUITE B WEST SPRINGFIELD MA 01089						1	TYPCL					Description		Code	Appraised		Assessed						
												COMMERC.	340	1,698,400		1,698,400							
												COMM LAND	340	201,400		201,400							
				SUPPLEMENTAL DATA										COMMERC.	340	27,900				27,900			
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376419_2841601				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		1,927,700		1,927,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
LACHENAUER LLC MTJ REALTY LLC NOMO REALTY LLC, MEDIA REALTY LLC, WESTMASS AREA,DEVELOPMENT CORPO				24405	0164	02-14-2022	U	I	3,045,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				18713	0357	03-17-2011	U	I	1,700,000		1	2025	340	1,543,700	2024	340	1,445,200	2023	340	1,118,200			
				18325	0159	06-07-2010	U	I	1,240,000		1B		340	201,400		340	201,400						
				14208	0392	05-28-2004	U	V	171,780				340	27,800		340	27,800						
				12224	0586	03-21-2002	U	V	859,200		1	Total		1,772,900	Total		1,674,400	Total		1,328,900			
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)										1,698,400			
0001						340		GG		Appraised Xf (B) Value (Bldg)										0			
NOTES DIV #921 + 923 - SUB DIV 933 & 936 ATI PHYSICAL THERAPY, PATTY GILL , LMT VITALITY MASSAGE & PILATES CTR MARZENA GLEBOCKI, LMT, DEBORAH A. YESU P												Appraised Ob (B) Value (Bldg)										27,900	
												Appraised Land Value (Bldg)										201,400	
												Special Land Value										0	
												Total Appraised Parcel Value										1,927,700	
												Valuation Method										C	
Total Appraised Parcel Value												1,927,700											
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						
202203246	12-21-2022	9	ALTERATION	32,200	05-30-2023	100	05-30-2023	REMOV DRYWALL & INSTL RO				05-30-2023	400			15	PERMIT VISIT						
202201165	04-05-2022	9	ALTERATION	150,000	05-18-2022	100	05-18-2022	NVC-REMOV WALLS, NW FINI				05-18-2022	400			15	PERMIT VISIT						
201602702	11-14-2016	6	SIGN	15,000	03-30-2017	100	03-30-2017	ATI PHYSICAL THERAPY				03-02-2021	334			14	INSPECTED						
201200005	01-20-2012	62	SOLAR	152,500				ROOF TOP IN PLACE				03-30-2017	317			15	PERMIT VISIT						
89	04-08-2011	7	REMODEL	236,328				INTERIOR REBUILD INTERI				05-11-2012	317			15	PERMIT VISIT						
104	05-02-2005	6	SIGN	1,300				2' X 10.10' WALL				02-03-2012	317			15	PERMIT VISIT						
103	05-02-2005	6	SIGN	4,000				2.3' X 6.4' WALL				04-29-2011	317			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	340	OFFICE	IND	SITE	60,984	SF	3.69	0.70000	B	1.00	GG	1.000					0	2.58	157,300				
1	340	OFFICE	IND	EXCESS	1.050	AC	42,000.00	1.00000	0	1.00	GG	1.000					0	42,000	44,100				
Total Card Land Units					2.45	AC	Parcel Total Land Area: 2.45					Total Land Value					201,400						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	72	OFFICE-PRO			
Model	94	COMMERCIAL			
Grade	B	GOOD			
Stories	1.00	1 STORY			
Occupancy	5.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2					
Roof Structure	4	FLAT			
Roof Cover	11	MEMBRANE			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	6	CERAMIC TL			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	340	OFFICE			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	4				
Extra Fixtures	10				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	A	ABV AVG			
Wall Height	12.00				
FBM Quality					
Overhead Door					
Kitchens	0				

MIXED USE		
Code	Description	Percentage
340	OFFICE	100
		0
		0

COST / MARKET VALUATION		
RCN		1,826,222
Year Built		2004
Effective Year Built		2018
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		7
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		93
Cns Sect Rcnd		1,698,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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
85	PAVING	L	15,100	2.00	2004	GD	70	A	1.00	21,100
88	FENCE-6	L	100	12.00	2005	GD	70	A	1.00	800
77	LITE-SIN	L	6	690.00	2005	GD	70	A	1.00	2,900
02	SHED/FR	L	64	12.00	2012	GD	70	A	1.00	500
SPR	SPRINKLER	L	1	1.00		AV	60	A	1.00	0
SOL	Solar Panels	B	1	0.00	2012		93		0.00	0
84	SIGN-ILU	L	60	40.25	2016	GD	70	G	1.25	2,100
02	SHED/FR	L	64	12.00	2016	AV	60	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
EFP	ENCL PORCH	0	84		38.32	3,219	
FFL	1ST FLOOR	14,159	14,159		128.75	1,823,004	
Ttl Gross Liv / Lease Area		14,159	14,243			1,826,223	

