

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION									
618 NORTH MAIN ST LLC C/O ACRE GROUP LLC PO BOX 422 NEW HARTFORD CT 06057						1 TYPCL						Description		Code	Appraised		Assessed										
												COMMERC.		323	1,751,600		1,751,600										
												COMM LAND		323	653,900		653,900										
SUPPLEMENTAL DATA												COMMERC.		323	296,700		296,700										
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_374637_2855843				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
										Total				2,702,200				2,702,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
618 NORTH MAIN ST LLC PRIDE PLAZAS INC R + S REALT				24336		0381		12-31-2021		U		I		3,065,000		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				06349		0173		12-31-1986		U		I		1		1F		2025		323	1,585,800	2024	323	1,483,900	2023	323	1,356,500
				05830		0091		06-10-1985		U		I		300		1B				323	653,900		323	653,900		323	593,500
																				323	286,100		323	286,100		323	261,300
										Total				2,525,800				Total		2,423,900				Total		2,211,300	
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							323			BG																	
NOTES																											
618-PRIDE CONVENIENCE STORE & GAS STATION/SUBWAY 624-JB'S ICE CREAM FACTORY 626-LITTLE CEASAR PIZZA/628-TRANQUILITY NAILS & SPA/632-THE THREADING CLUB & SPA 634-HAZEL SALON												PS1178 COMBINED 1-16-49 INTO THIS PARCEL SEE PLAN BK 390-108 START DATE FY22															
												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										1,723,600 28,000 296,700 653,900 0 2,702,200 C 2,702,200					
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-24-656	10-07-2024	MN	Manual Note	18,000		100	10-10-2024	HVAC WORK				07-08-2025	334			15	PERMIT VISIT										
B-24-233	07-11-2024	8	RENOVATION	150,000	07-08-2025	100	10-15-2024	TENANT FIT UP FOR LITTLE				03-08-2021	334			14	INSPECTED										
B-24-288	05-16-2024	6	SIGN	8,000		100	10-10-2024	WALL MOUNTED				06-01-2020	400			15	PERMIT VISIT										
202000314	01-29-2020	6	SIGN	500	06-01-2020	100	06-01-2020	REFACE 24 SF ILLUMINATED				06-10-2019	400			15	PERMIT VISIT										
201903286	11-19-2019	6	SIGN	620	06-01-2020	100	06-01-2020	30 SQ FT SIGN				04-22-2016	317			15	PERMIT VISIT										
201903241	11-13-2019	12	REROOF	12,500	06-01-2020	100	06-01-2020					04-11-2014	317			15	PERMIT VISIT										
201901993	06-01-2019	14	MIN ALT	17,000	06-01-2020	100	12-24-2019	REMOVE INT WALL/PRIDE F				05-10-2013	105			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	323	SHOPCTR	BUS	SITE	59,231 SF	3.69	1.71000	E	1.75	BG	1.000			0		11.04	653,900										
Total Card Land Units					1.36	AC	Parcel Total Land Area: 1.36					Total Land Value					653,900										

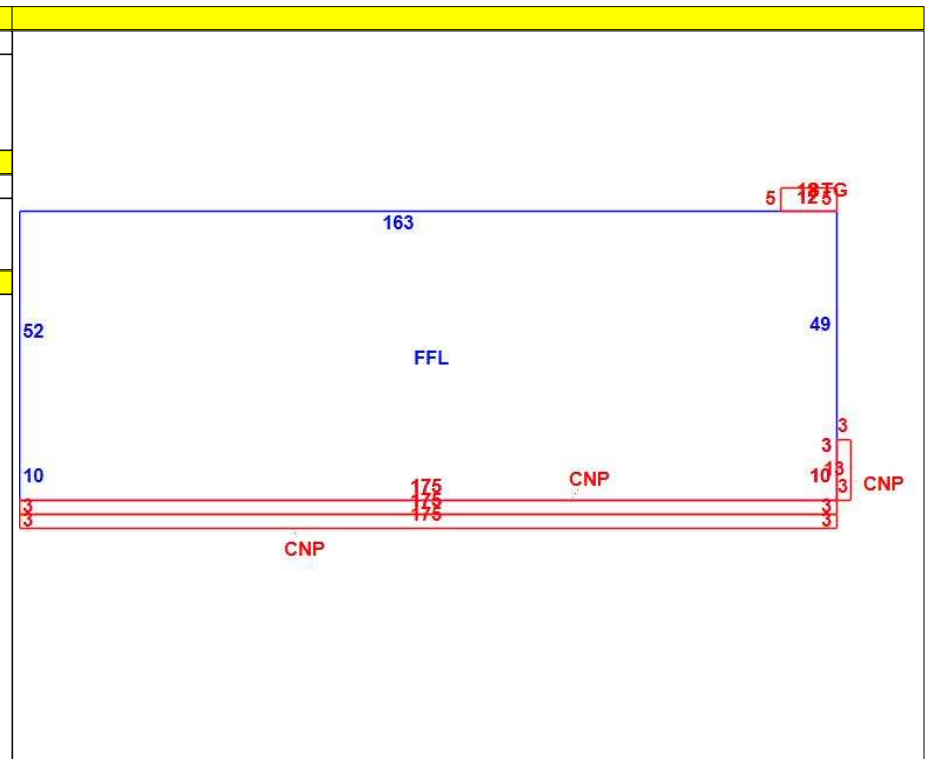
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	76	SHOP CTR			
Model	94	COMMERCIAL			
Grade	A-	V GOOD-			
Stories	1.00	1 STORY			
Occupancy	6.00				
Exterior Wall 1	21	CONC BLOCK			
Exterior Wall 2	8	BRICK VENR			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	14	ASPHL TILE			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	323	SHOPCTR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	15				
Extra Fixtures	2				
#Heat Sys	8				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Overhead Door					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
323	SHOPCTR	100
		0
		0

COST / MARKET VALUATION		
RCN		1,936,601
Year Built		1973
Effective Year Built		2014
Depreciation Code		EX
Remodel Rating		
Year Remodeled		
Depreciation %	11	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	89	
Cns Sect Rcnd		1,723,600
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	38,000	2.00	1999	AV	60	A	1.00	45,600
84	SIGN-ILU	L	84	40.25	1999	GD	70	G	1.25	3,000
71	TANK-IG	L	6,000	1.55	1999	GD	70	V	1.50	9,800
81	COOLER	B	420	46.00	1986	GD	66	V	1.50	19,100
82	FREEZER	B	100	69.00	1986	GD	66	V	1.50	6,800
71	TANK-IG	L	12,000	1.55	1999	AV	60	E	1.75	19,500
66	CANOPY	L	2,100	45.00	1999	EX	90	E	1.75	148,800
70	PUMP-DBL	L	8	3680.00	1999	AV	60	E	1.75	30,900
71	TANK-IG	L	15,000	1.55	1999	AV	60	E	1.75	24,400
80	TOTAL IZR	B	1	1380.00	1986	AV	89	F	1.75	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	1,089		8.79	9,570	
FFL	1ST FLOOR	10,850	10,850		177.21	1,922,778	
STG	STORAGE	0	60		70.89	4,253	
Ttl Gross Liv / Lease Area		10,850	11,999			1,936,601	



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								COMMERC.	323	1,751,600	1,751,600														
								COMM LAND	323	653,900	653,900														
								COMMERC.	323	296,700	296,700														
SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS IDF_374637_2855843						Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total2,702,2002,702,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
																Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																2025	323	1,585,800	2024	323	1,483,900	2023	323	1,356,500	
																	323	653,900		323	653,900		323	593,500	
																	323	286,100		323	286,100		323	261,300	
														Total		2,525,800	Total	2,423,900	Total	2,211,300					
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												APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)															
0001								BG		Appraised Xf (B) Value (Bldg)										28,000					
												Appraised Ob (B) Value (Bldg)										296,700			
												Appraised Land Value (Bldg)										653,900			
												Special Land Value										0			
												Total Appraised Parcel Value										2,702,200			
												Valuation Method										C			
												Total Appraised Parcel Value										2,702,200			
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Total Card Land Units						Parcel Total Land Area:					Total Land Value					653,900									

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Exterior Wall 2	8	BRICK VENR													
Roof Structure	4	FLAT													
Roof Cover	4	TAR+GRAVEL				COST / MARKET VALUATION									
Interior Wall 1	1	DRYWALL				RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cns Sect Rcndld Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment									
Interior Wall 2															
Interior Floor 1	4	CARPET													
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86	CONC PAV	L	3,000	2.30	1999	AV	60	E	1.75	7,200					
77	LITE-SIN	L	2	690.00	1973	AV	60	A	1.00	800					
84	SIGN-ILU	L	60	40.25	1999	GD	70	G	1.25	2,100					
85	PAVING	L	3,260	2.00	2013	GD	70	A	1.00	4,600					
BUILDING SUB-AREA SUMMARY SECTION															
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value									
Ttl Gross Liv / Lease Area															