Property Location 671 NORTH MAIN ST | Map ID 1A/ 32/ 1/ / | Bldg Name | State Use 325
Vision ID 997 | Account # 1024 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/17/2025 10:58:04

CURRENT OWNER

JAHJAN LLC

263 WESTERLY CR

LUDLOW MA 01056

TOPO	UTILITIES	STRT / ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit		NIA	
Chapter La		Field 8	
OC Dates		Field 9	
In+Ex FY		Field 10	
Mailed			
GIS ID	F_374069_2856334	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	325	119,400	119,400
COMM LAND	325	28,600	28,600
COMMERC.	325	1,700	1,700
Total		149,700	149,700

1006
EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
JAHJAN LLC	25855	0135	05-07-2025	U	I	287,125	1V
SN1 PROPERTIES LLC	22400	0022	10-12-2018	U	I	330,000	1V
PASSIVE REALTY LLC	20645	0044	03-31-2015	U	I	325,000	1T
CITY LINE DEVELOPMENT CORP	06412	0114	03-11-1987	U	I	1	1
LEVIN	03109	0546	05-07-1965	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	325	108,000	2024	325	101,700	2023	325	93,300
	325	28,600		325	28,600		325	26,000
	325	1,500		325	1,500		325	1,500
Total		138,100	Total		131,800	Total		120,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			325	BG

NOTES

VILLAGE PIZZA; ELEGANCE BARBER SHOP

CHARM HAIR SALON

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	119,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	28,600
Special Land Value	0
Total Appraised Parcel Value	149,700
Valuation Method	C
Total Appraised Parcel Value	149,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201601152	04-01-2016	6	SIGN	800	03-16-2017	100	03-16-2017	ELEGANCE BARBERSHOP
290	10-24-2001	42	REPAIRS	20,000				TO WALL DMGED BY CAR
193	08-20-1998	6	SIGN	350				
28	03-18-1996	MN	Manual Note	1,000				SIGN
27	03-18-1996	MN	Manual Note	5,000				ALTER
116	06-01-1991	MN	Manual Note	3,000				ALTER

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-08-2021	334		2	14	INSPECTED
03-16-2017	317			15	PERMIT VISIT
05-06-2004	303			14	INSPECTED
03-01-2002	105			15	PERMIT VISIT
01-15-1999	105			15	PERMIT VISIT
12-11-1996	200			15	PERMIT VISIT
06-30-1992	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	325	STORE	BUS	SITE	1,216	SF	13.76	1.71000	E	1.00	BG	1.000			0	23.53	28,600
Total Card Land Units					0.03	AC	Parcel Total Land Area:			0.03						Total Land Value	28,600

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CONSTRUCTION DETAIL

Element	Cd	Description
Style:	78	STORE
Model	94	COMMERCIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Occupancy	3.00	
Exterior Wall 1	6	STUCCO
Exterior Wall 2		
Roof Structure	4	FLAT
Roof Cover	4	TAR+GRAVEL
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	14	ASPHL TILE
Interior Floor 2	6	CERAMIC TL
Heating Fuel	2	GAS
Heating Type	1	FORCED H/A
AC Percent	100	
FBM Sqft		
Bldg Use	325	STORE
Total Rooms	0	
Bedrooms	0	
Full Baths	0	
Half Baths	2	
Extra Fixtures	7	
#Heat Sys	2	
Frame	1	WOOD
Bath Style	A	AVERAGE
Foundation	1	CONCRETE
Partitions	T	TYPICAL
Wall Height	12.00	
FBM Quality		
Overhead Door		
Kitchens	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION

RCN	183,756
Year Built	1930
Effective Year Built	1990
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
Cns Sect Rcnld	119,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

FFL
(957 sf)

BMT
(957 sf)

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
81	COOLER	L	60	46.00	1980	AV	60	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	957		31.95	30,573
FFL	1ST FLOOR	957	957		160.07	153,183
	Ttl Gross Liv / Lease Area	957	1,914			183,756