SITE ANALYSIS
GREENFIELD FIRE DEPARTMENT
GREENFIELD, MA

March 14, 1995

March 14, 1995

Greenfield Fire Station
Site Analysis

Forward

In January of 1994, Site Selection Criteria and Program Requirements were established for a new central fire station for the Town of Greenfield. Three sites have been identified as candidates for consideration. Each site involves acquisition of multiple parcels to provide adequate area for the new facility. Each site will be evaluated with particular attention to site development costs, topography, site utilities, traffic impact, dispatch routes and probable response times.

General Description and Site Locations

All three sites are located centrally in town: a) the north side of Silver Street near the intersection of Chapman Street, b) the west side of Federal Street between Bowles and Dickinson Streets, c) the east side of Wells Street at Legion Ave., near Main Street. For the basis of initial comparison the 100% Assessed Value of each site is listed below. Actual acquisition costs will vary depending on accepted bona fide offers for purchase, taking by eminent domain, or other means of land transfer to the town (i.e., gift or trade).

The Silver Street site is wooded with clear evidence of ledge and steep grade changes. Acquisition will entail 2.5 acres of land Zoned RA that includes all of Parcel 65 and one acre of Parcel 66 shown on Assessors Map R23. Current assessed value for Parcel 65 is $29,600.00. Excess acreage on Parcel 66 is valued at $1483/ac for a total assessed value of $31,000.00 There are no existing improvements on either parcel.

The Federal Street site is largely level and includes ten separate parcels with improvements on several parcels. Acquisition will entail 2 acres of land Zoned LC that includes Parcels 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 shown on Assessors Map 109. Existing improvements include two single family dwellings in good condition, one two family dwelling in average condition, a single story commercial building in fair condition, and a smattering of small outbuildings and structures. The assessed value for all parcels is $623,300.00. Of that total, $246,200.00 represents improvements and $377,100 represents land value.

The Wells Street site is zoned CC, abuts town property and could include a variety of acquisitions to meet site requirements. In reviewing options, parcels 37, portions of 36, 54A, 56 (Town owned), 57 (Legion Ave), 58, 59 and 60 on Assessors Map 058 were considered. Site 54A includes recently demolished structures. The remaining parcels and open land portion of parcel 36 is open land currently used for private or public parking. The assessed land value of all parcels is $170,100.00 not including town owned parcels.

The assessed values represent the basis for taxation of real property. At the current tax rate of $18 per thousand, the loss of tax revenues for each parcel would be: a) $558 per year for the Silver Street site, b) $11,219. for the Federal Street site, and c) $3,062 for the Wells Street site. While the assessed valuation of property establishes a benchmark for comparison, the suitability of each site needs to be explored in greater detail. The following general discussions of each site are supported with attachments following the text that demonstrate feasibility and illustrate the points enumerated in the text. In addition, property record cards from the Assessors office for each site and the needs assessment study are included as appendices

Silver Street Site

The Silver Street site is located about a mile from the ideal location identified in the needs assessment study (Federal and Beacon Street intersection). Response coverage within the optimal 2-1/2 miles includes most of the town proper with northern and southern fringes of town beyond the optimal by 1/2 to 3 miles. Areas outside the optimal 2-1/2 miles include all of East Greenfield, the southern portion of town west of I-91, and the northern fringes of town. Of particular note outside the 2-1/2 mile optimal distance is the Industrial Park on Adams Road.

The Silver Street has several location factors that may affect response time. The Wells Street and Chapman Street intersections both turn away from the site as they intersect Silver Street. Each of these streets offers direct routes downtown, but, will be difficult to negotiate in certain pieces of apparatus. Davis Street affords a third north/south route towards downtown, but, has a tight turning radius for eastbound traffic turning right off Silver Street. Both Chapman and Davis Streets narrow considerably as they approach the Central Business District and could present obstacles if traffic is congested during dispatch times. Wells Street affords the best route to downtown, but, extends distances south of Bank Row. Re-design of the Wells and Silver Street intersection should be considered to facilitate ease in turning for all pieces of apparatus.

Sight lines for oncoming traffic from the site are marginally adequate and present a potential hazard. The gradient of the road west of the site limits visibility until the crest of the hill is reached at the site itself. To the east, Silver Street turns north and creates a blind spot for spotting oncoming traffic. Traffic speed on this section of Silver Street is typically higher than posted limits requiring longer sight distances for merging with traffic. Even if the building is located higher than street elevation which is likely given local site conditions, sight lines could be problematic. This potential hazard can be eliminated with the addition of a traffic control device (i.e., flashing yellow or stop light).

The Silver Street site at first pass looks imposing, it will entail blasting of rock ledge and reshaping the entire site to meet grading requirements. Site utilities available include electric, and telephone. Town water, Sanitary Sewer, Storm Drainage and Natural Gas are not available at the street and will require extension of services some distance in the street to the site. Because of extensive disruption of existing grade and the predominance of ledge near the surface, design of a septic system for the facility is not possible.

In Summary, factors in addition to acquisition costs to ready the site for construction that should be considered include: 1) Drilling and blasting existing ledge 2) Extension of site utilities 3) Redesign of the Wells and Silver Street intersection. Costs of these improvements are variable depending on the extent of ledge encountered. Ranges of probable costs are as follows: 1) Drilling and blasting ledge on site including clearing and grubbing vegetation and rough grading the site: $90,000 to $120,000 2) Extend utilities: $18,000 to $34,000 3) Re-configure Wells and Silver Street intersection: $24,000 to $32,000. Total range of probable cost is likely to be $132,000 to $186,000.

Silver Street Site Development Summary

Site area: 2.5 acres
Frontage: 338 feet
Zoning District: RA

Off site Improvements:

Wells Street Re-alignment:
Assumptions: 130' x 50' of new roadway
Average fill depth 3 feet
Granite Curb and 5 foot sidewalk

Pavement and Sub-base:	700 s.y. @ $7.00	$ 4,900.00
Compacted Gravel Base	700 c. y @ $15.00	$10,500.00
Granite Curb	260 l.f @ $24.00	$ 6,240.00
Sidewalk	650 s.f.@$3.00	$ 1,950.00
Total		$23,590.00
Add for contingencies	33%	$ 8,100.00
Total Range for Budget Purposes	$24,000 to $32,000	

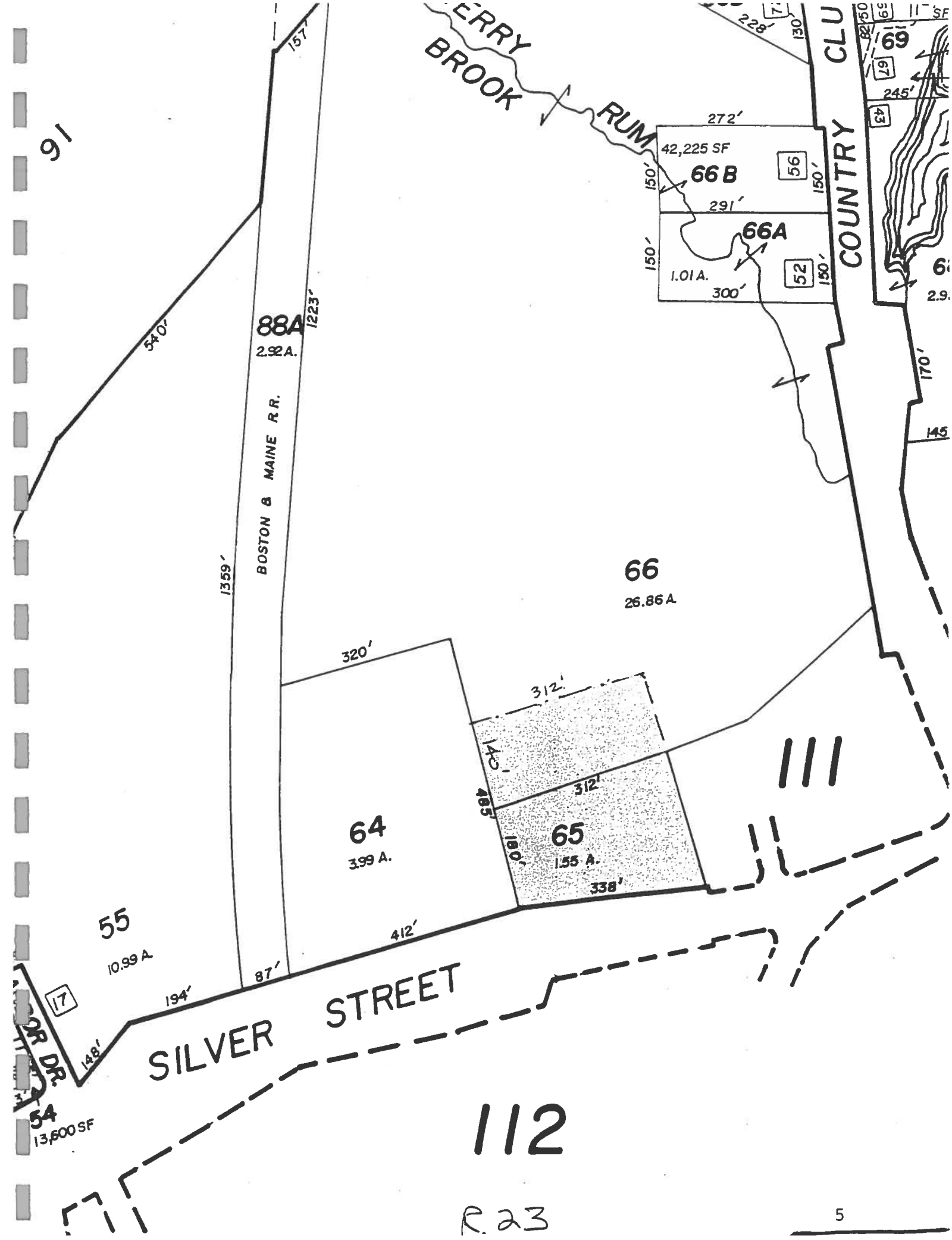
Extend Utilities on Silver Street:
Assumptions: 5' average depth by 400 feet of Sanitary and Water Service trenches
Storm Drainage handled on-siie

Cut pavement	1600 l.f. @ $1.50	$ 2,400.00
Excavate Trench	800 l.f. @ $2.00	$ 1,600.00
Place bedding and pipe	800 l.f. @ $12.00	$ 9,600.00
Fill Trench	800 l.f. @ $1.50	$ 1,200.00
Patch Pavement	3200 s.f. @ $1.00	$ 3,200.00
Total		$18,000.00
Add for Rock Excavation	800 l.f. @ $20.00	$16,000.00
Total Range for Budget Purposes	$18,000 to $34,000	

Prepare Site to Subgrade
Assumptions 10,000 c.y. excavation and fill
Rock prevalent throughout
Blasting includes extra depth @ bldg

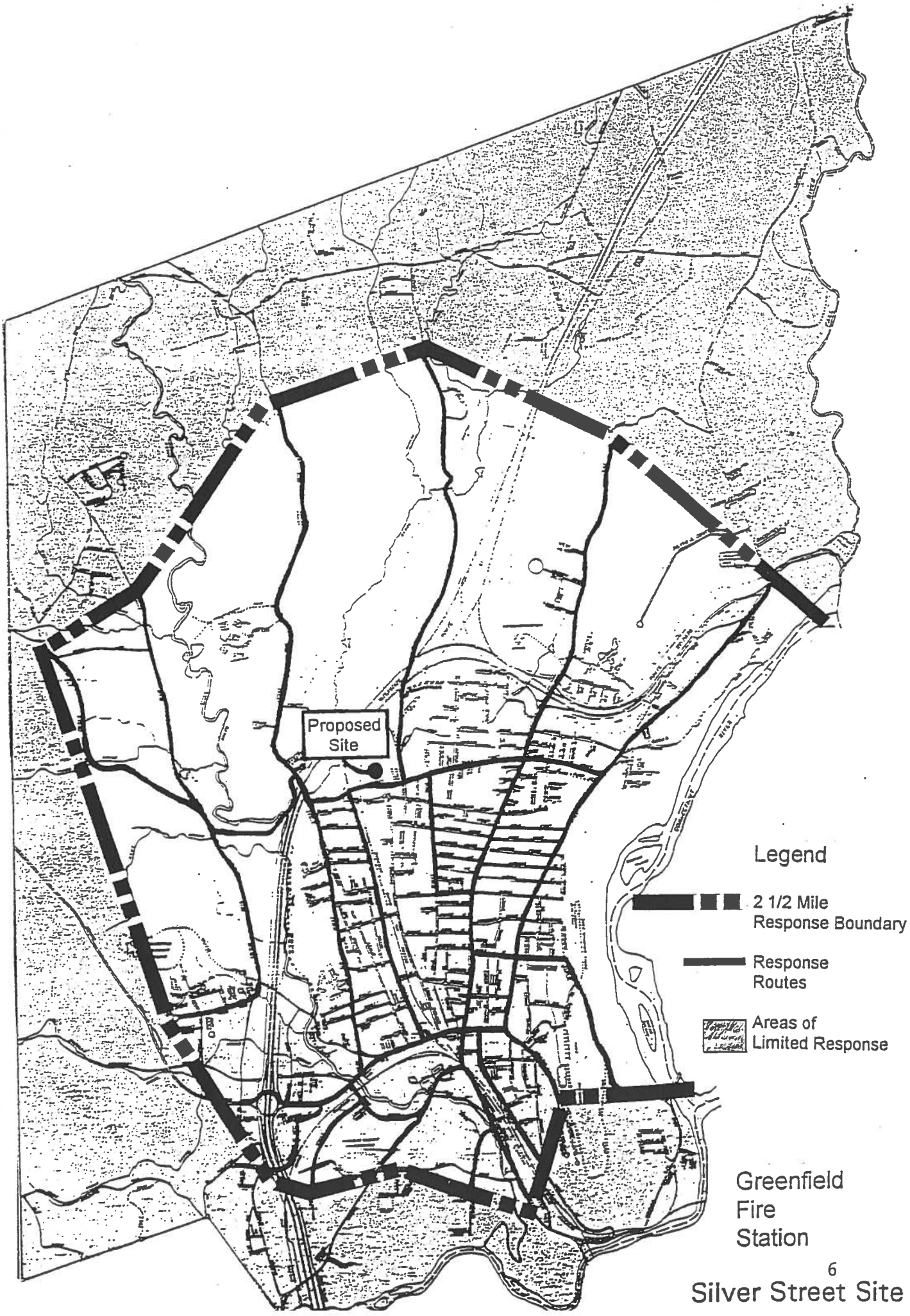
Clearing and Grubbing	2.5 acres @ $4000	$10,000.00
Drilling and Blasting	10,000 c.y. @ $5.00	$50,000.00
Rough Grading	10,000 c.y. @ $3.00	$30,000.00
Total		$90,000.00
Add for Contingencies	33%	$30,000.00
Total Range for Budget Purposes	$90,000 to $120,000	

Total Range of Site Development Costs **$132,000 to $186,000**



91
157'
ERRY
BROOK
RUM
228'
130'
CLU
69
67
245'
43
272'
42,225 SF
66 B
56
150'
150'
291'
66A
150'
1.01 A.
52
150'
300'
COUNTRY
2.9
170'
145
540'
88A
2.92 A.
1223'
BOSTON & MAINE R.R.
1359'
66
26.86 A.
320'
312'
140'
312'
485'
180'
65
1.55 A.
338'
64
3.99 A.
111
55
10.99 A.
412'
87'
194'
17
148'
SILVER STREET
54
13,600 SF
112

R.23



Silver Street Site

Scheme 1 One Story / Apparatus Room Perpendicular to Street

Site Area = 104,937 Square Feet
Building Area = 17,625 Square Feet

Residual Open Space = 87,312 Square Feet

District = RA Urban Residential
Restrictions:

Setbacks	Front	Side	Rear
	25'	10'	50'

Minimum Open Space Requirement = 40,000 - 50,000 Square Feet

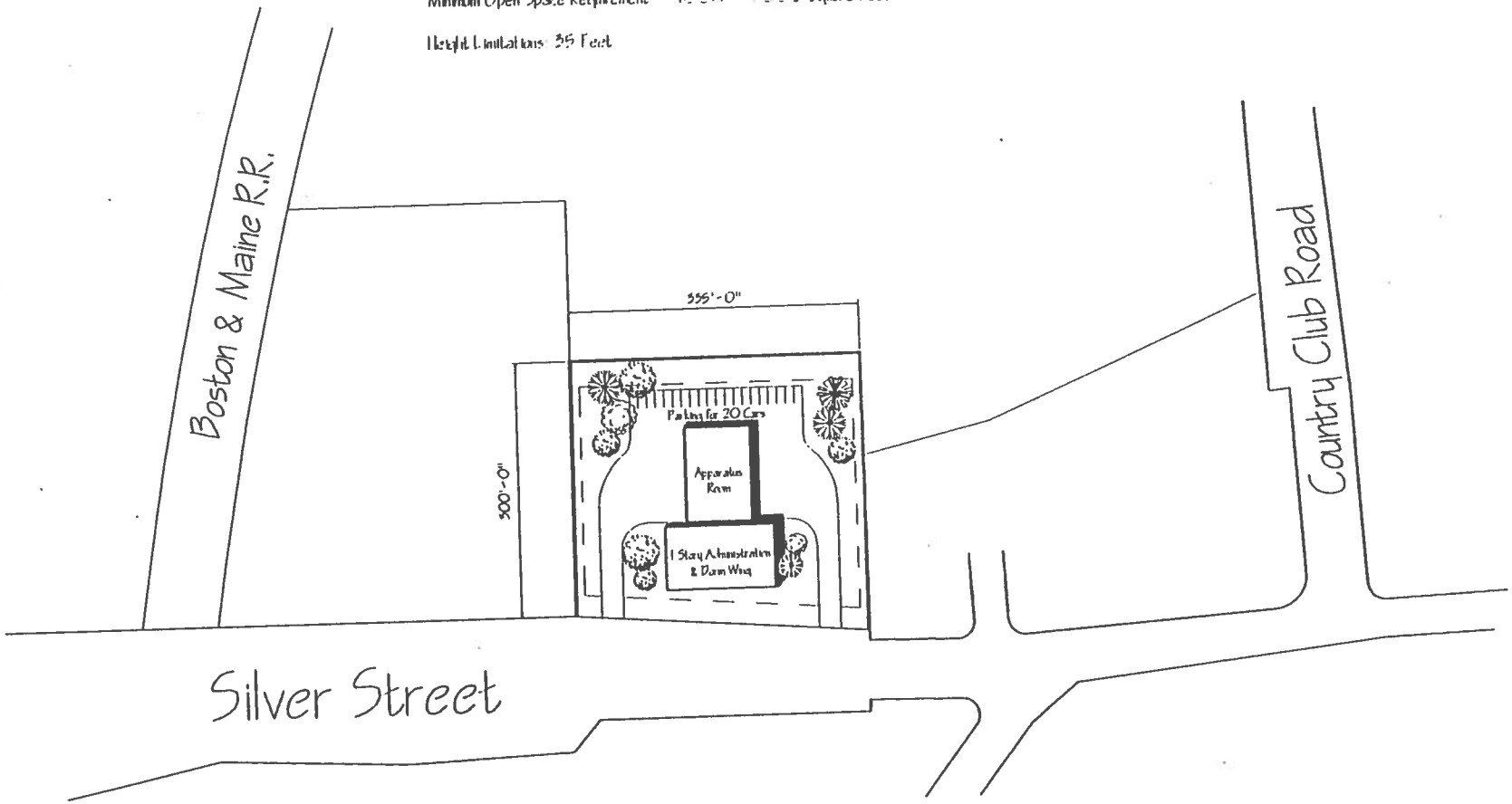
Height Limitations: 35 Feet

Positive Aspects:

Site offers adequate space for various plan configurations.
Land is vacant and does not require removal of existing commercial or residential development.

Negative Aspects:

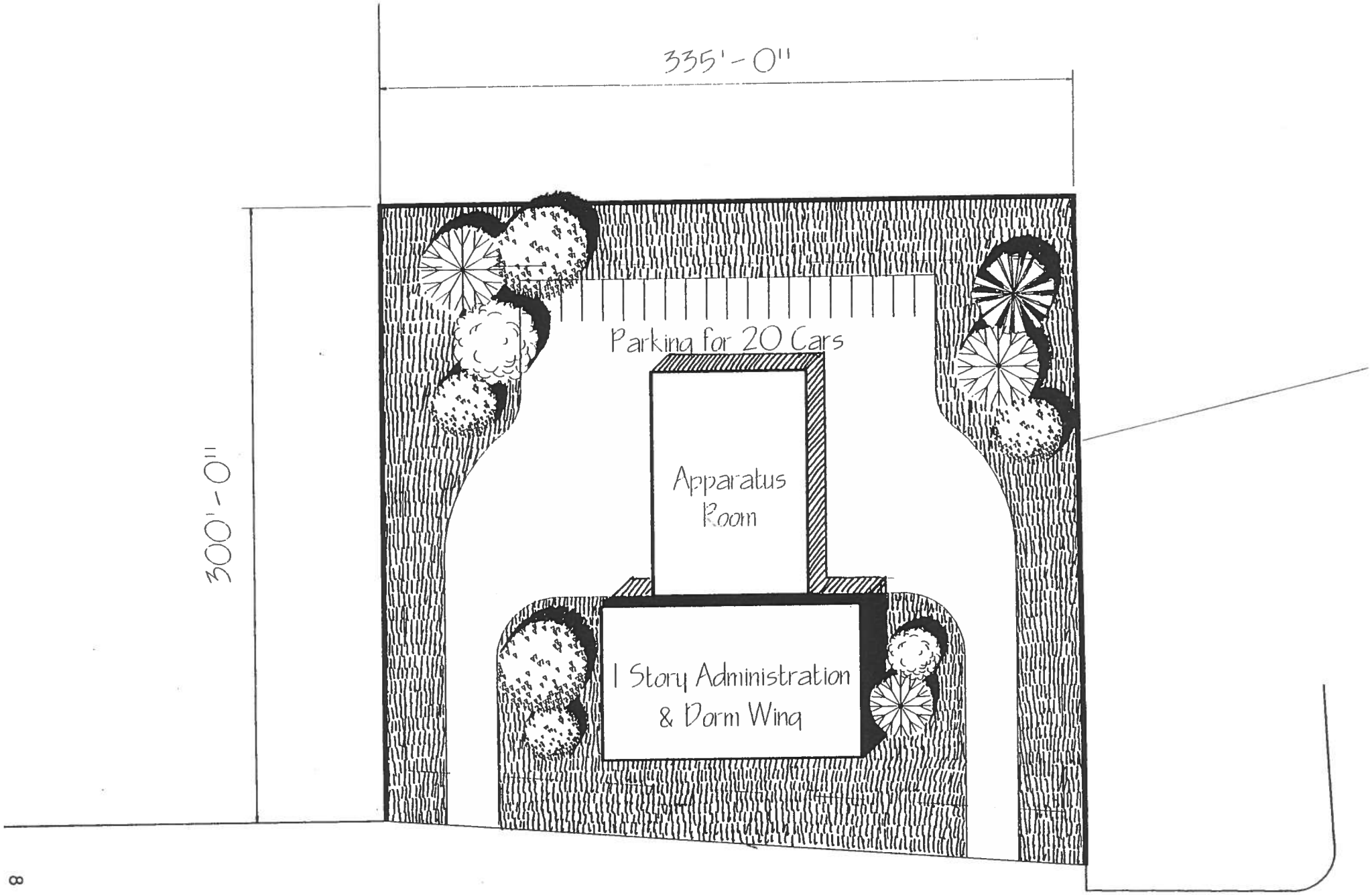
Site topography is extreme at this location and therefore would increase the scope of sitework..
Sight lines for dispatching vehicles and oncoming traffic are poor due to road gradient and curve.
Evidence of large ledge outcroppings will require blasting and make extension of street utilities expensive.
APA compliance due to topography may difficult.



Greenfield Fire Station

Site Evaluation
Juster Pope Frazier

March 14, 1995
Site #1


335'-0"
300'-0"
Parking for 20 Cars
Apparatus Room
1 Story Administration & Dorm Wing

Scheme 2 One Story / Apparatus Room Fronting Street

Site Area = 104,937 Square Feet
Building Area = 17,625 Square Feet

Residual Open Space = 87,312 Square Feet

District = RA Urban Residential
Restrictions:

Setbacks	Front	Side	Rear
	25'	10'	30'

Minimum Open Space Requirement = 4000 - 5000 Square Feet

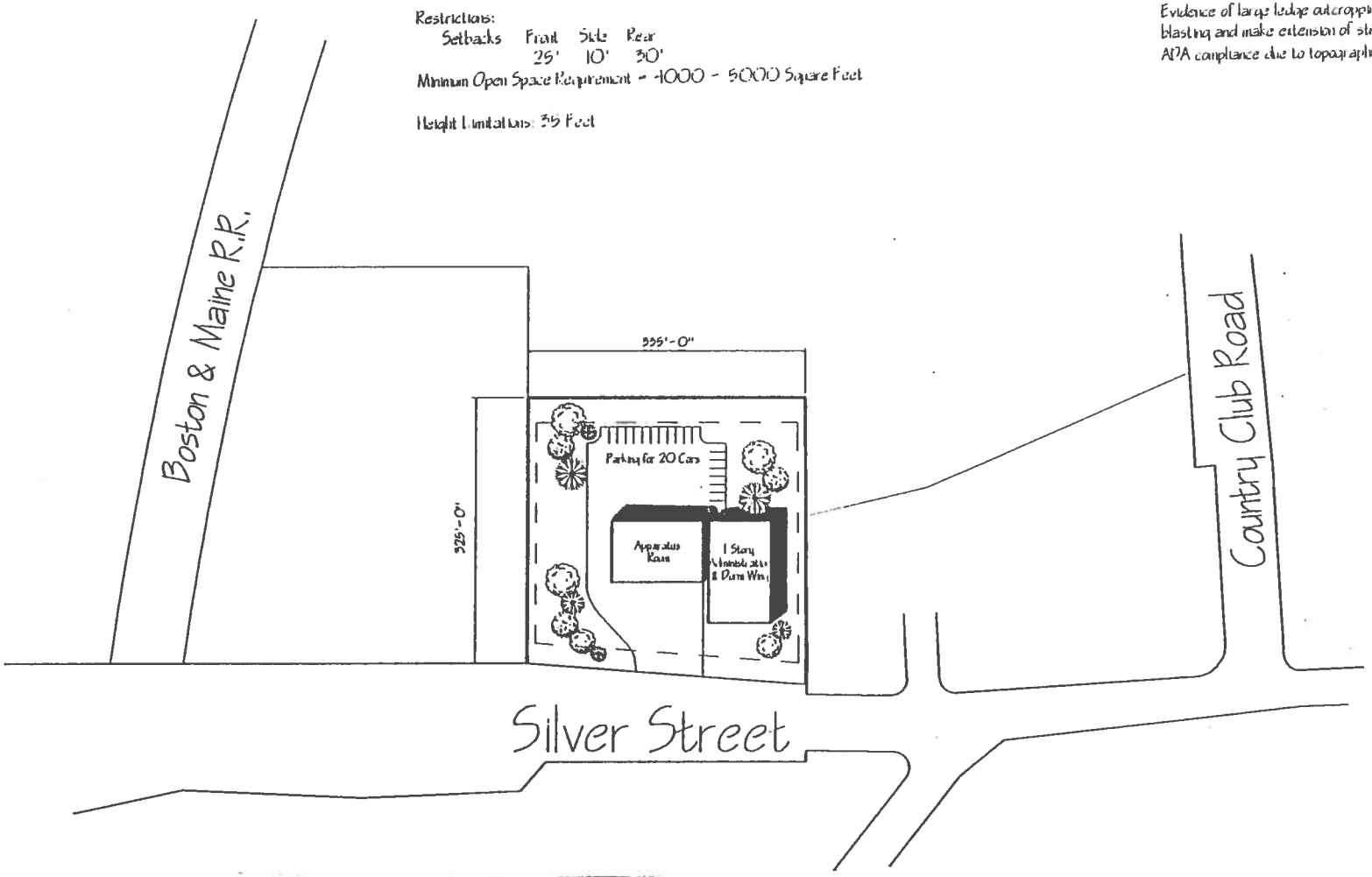
Height Limitations: 35 Feet

Positive Aspects:

Site offers adequate space for various plan configurations.
Land is vacant and does not require removal of existing commercial or residential development.

Negative Aspects:

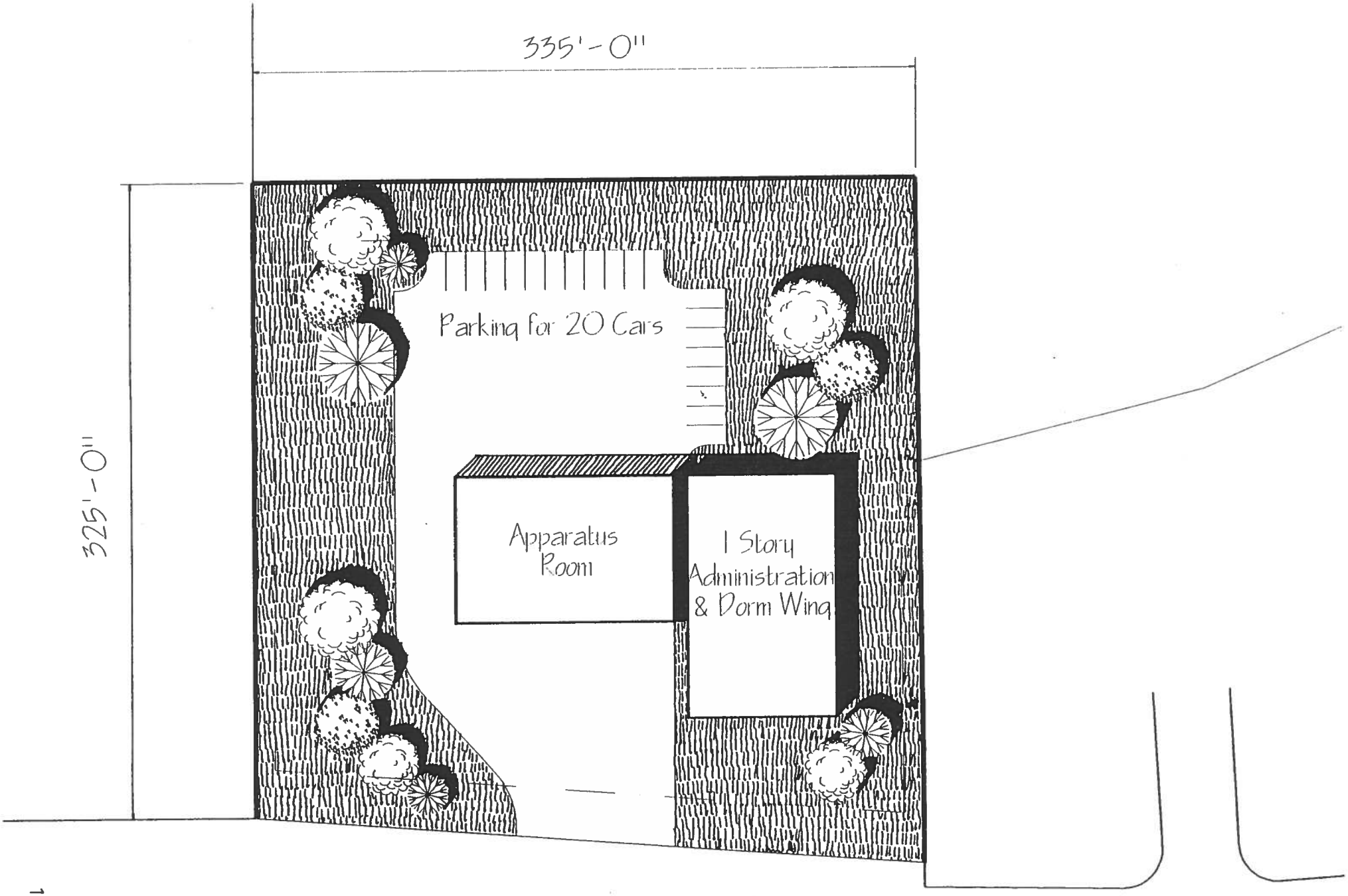
Site topography is extreme at this location and therefore would increase the scope of sitework.
Sight lines for dispatching vehicles and oncoming traffic are poor due to road gradient and curve.
Evidence of large ledge outcroppings will require blasting and make extension of street utilities expensive.
ADA compliance due to topography may difficult.



Greenfield Fire Station

Site Evaluation
Juster Pope Frazier

March 14, 1995
Site #1


335'-0"
325'-0"
Parking for 20 Cars
Apparatus Room
1 Story Administration & Dorm Wing

Federal Street Site

The Federal Street site a half mile north of the ideal location identified in the needs assessment study. Response coverage within the optimal 2-1/2 miles includes most of the town proper with northern and southern fringes beyond the optimal by 1/2 to 2-3/4 miles. Areas outside the optimal 2-1/2 miles include all of East Greenfield, the southern portion of town west of I-91 and northern fringes of town. This site is includes the industrial park off Adams Road within the 2-1/2 mile range.

The Federal Street Site is well suited for distribution of fire apparatus on major arteries. Of possible dispatch routes, only the left turn onto Silver from Federal could be considered tight for larger apparatus. During peak traffic periods standing lines of traffic waiting for the light at Silver and Federal Streets have been observed backed up as far as the site, but, this is by far the exception. In the main, traffic conflicts should not affect dispatching apparatus. Cross town routes and north/south access routes are direct and should facilitate good response times.

Sight lines for oncoming traffic at the site are good. The level of congestion at the site with Bowles and Dickinson Streets bounding the site and Stanley Street adjacent to it may warrant a traffic control device to alert traffic of dispatching vehicles.

Since the site has improvements on them, demolition expenses are the bulk of the site preparation costs. While much of the site is open, two single family dwellings in good condition have been recently purchased and are owner occupied. Even though the properties are zoned light commercial, the use is clearly residential and part of a "mini" neighborhood. If a two story administration wing is considered, displacement of these two residences is not necessary to meet program requirements and would reduce acquisition and site development costs. The remaining parcels in the block are in common ownership that could simplify the acquisition process. Two alternate schemes showing preservation of these two residences are included for comparison purposes.

Since the site is essentially level, minimal site preparation is required. Public Utilities are readily available. Development costs are mostly demolition and removal of structures and improvements. Demolition and removal costs can be very high and variable depending on transportation distances and tipping fees. No survey of possible hazardous materials has been performed to identify potential abatement costs for asbestos or other materials. These potential expenses cannot be identified at this time and are not included as part of the projected development costs. Once buildings are demolished and removed, controlled fill will be placed in the foundations to prepare for construction. Planning the new facility to avoid existing building locations will negate the need for foundation removal. Demolition expenses for three wood frame dwellings and the one story commercial building will range between $18,000 to $24,000. Controlled fill of basements and foundations will range between $3,000 and $6,000. Pavement demolition will be nearly as extensive since a predominance of the site is paved (3800 square yards) with probable costs of $15,000 to $23,000. Off-site disposal of demolition materials will range between $18,000 to $27,000. Overall site preparation costs will range between $54,000 and $80,000. Preserving the two Bowles Street dwellings could reduce demolition and disposal costs by $13,000 to $20,000.

Federal Street Site Development Summary

Site area: 2.1 acres
Frontage: 977 feet
Zoning District: LC

Building Demolition

Single Family Wood Frame	4,550 s.f. @ $1.20	$ 5,460.00
Two Family Wood Frame	4,990 s.f. @ $1.20	$ 5,990.00
Commercial Wood Frame	3,600 s.f. @ $1.80	$ 6,480.00
Total Building Demolition		$17,930.00
Add for Slab Demo @ Comercial Building		$ 6,000.00
Range for Building Demolition	$18,000 to $24,000	

Controlled Fill @ Basements

6 foot depth	2,800 s.f. @ $1.00	$ 2,800.00
Add if walls removed	380 l.f. @ $8.00	$ 3,040.00
Range of Controlled Fill	$3,000 to $6,000	

Paving Demolition

Parking Areas	3,800 s.y. @ $4.00	$15,200.00
Add if thick pavement	3,800 s.y. @ $2.00	$ 7,600.00
Range for Pavement Demolition	$15,000 to $23,000	

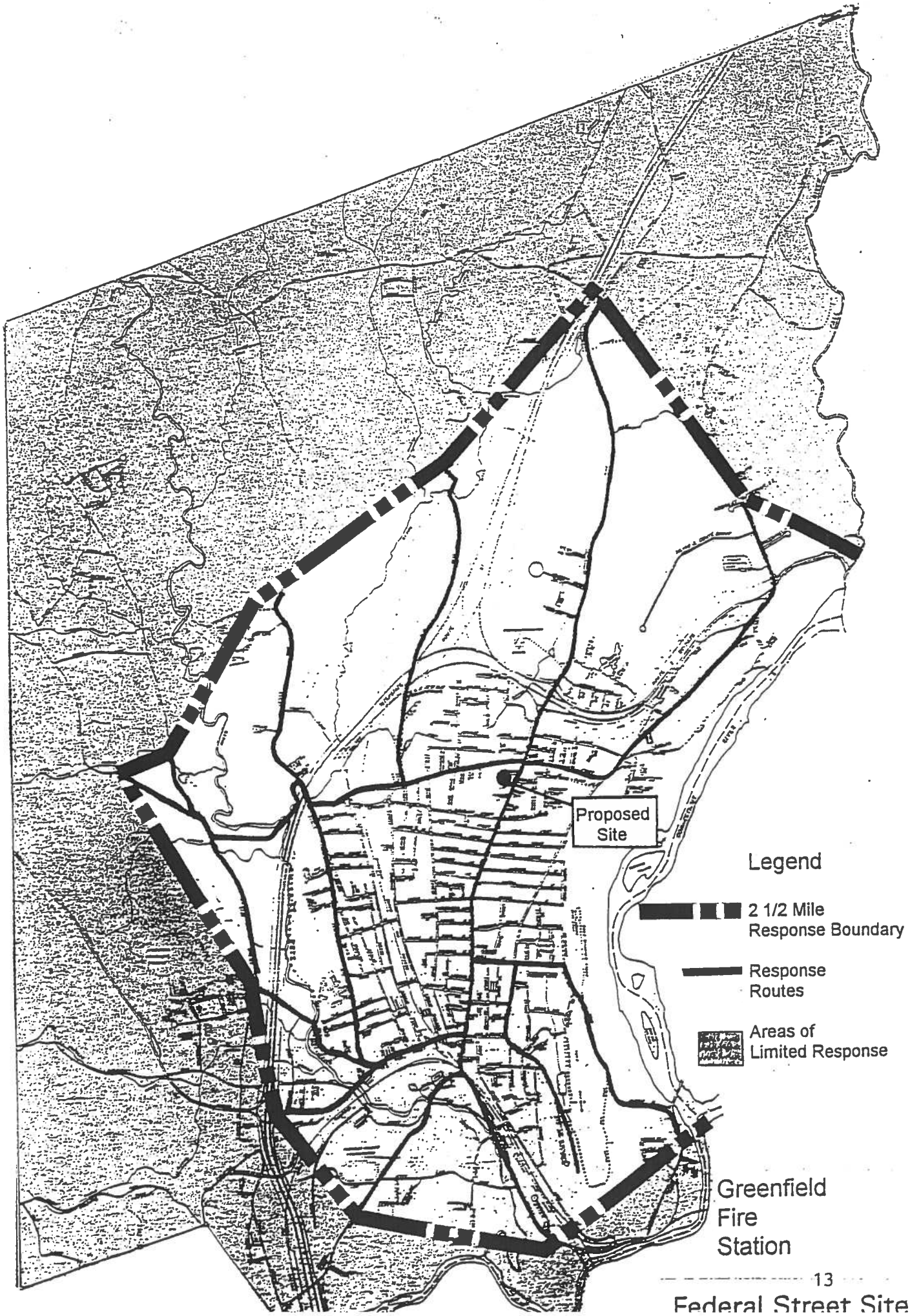
Off-Site Disposal

30 cubic yard containers	Minimum 20 containers @ $900.00	$18,000.00
	Maximum 30 containers @ $900.00	$27,000.00
Range for Disposal	$18,000 to $27,000	

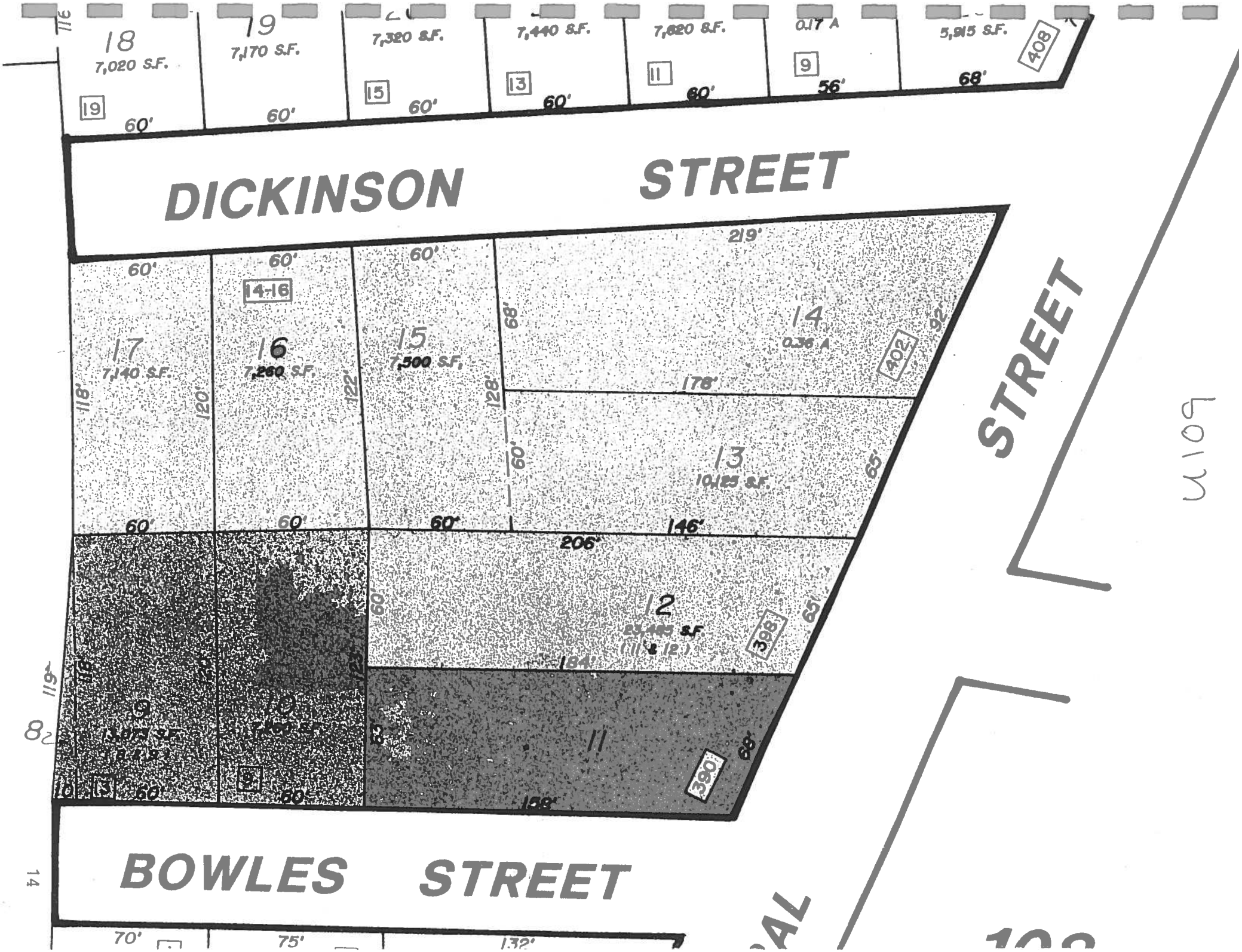
Saving Bowles Street Residences

Building Demolition	4,550 s.f. @ $1.20	$5,460.00
Controlled Fill @ Basements	1,400 s.f. @ $1.00	$1,400.00
Add Wall Removal	208 l.f. @ $8.00	$1,664.00
Off-Site Disposal Minimum	7 containers @ $900.00	$5,400.00
Maximum	9 containers @ $900.00	$8,100.00
Range of Savings	$12,000 to $ 16,000	

Total Range of Site Development Costs $40,000 to $80,000



Federal Street Site


DICKINSON STREET
BOWLES STREET
STREET
18
7,020 S.F.
19
7,170 S.F.
7,320 S.F.
7,440 S.F.
7,620 S.F.
0.17 A
5,915 S.F.
408
17
7,140 S.F.
16
7,260 S.F.
14-16
15
7,500 S.F.
14
0.36 A
402
13
10,125 S.F.
12
23,485 S.F.
(11 & 12)
398
11
390
9
10
13
60'
56'
68'
219'
178'
146'
206'
184'
158'
70'
75'
132'
118'
120'
122'
128'
92'
65'
68'
119'
8
14

Scheme I One Story / Apparatus Room Perpendicular to Street

Site Area = 89,756 Square Feet
Building Area = 17,625 Square Feet

Residual Open Space = 69,131 Square Feet

District = LC Limited Commercial
Restrictions:

Setbacks	Front	Side	Rear
	0'	0'	25' (due to adjacent school)

Minimum Open Space Requirement = 4000 - 5000 Square Feet

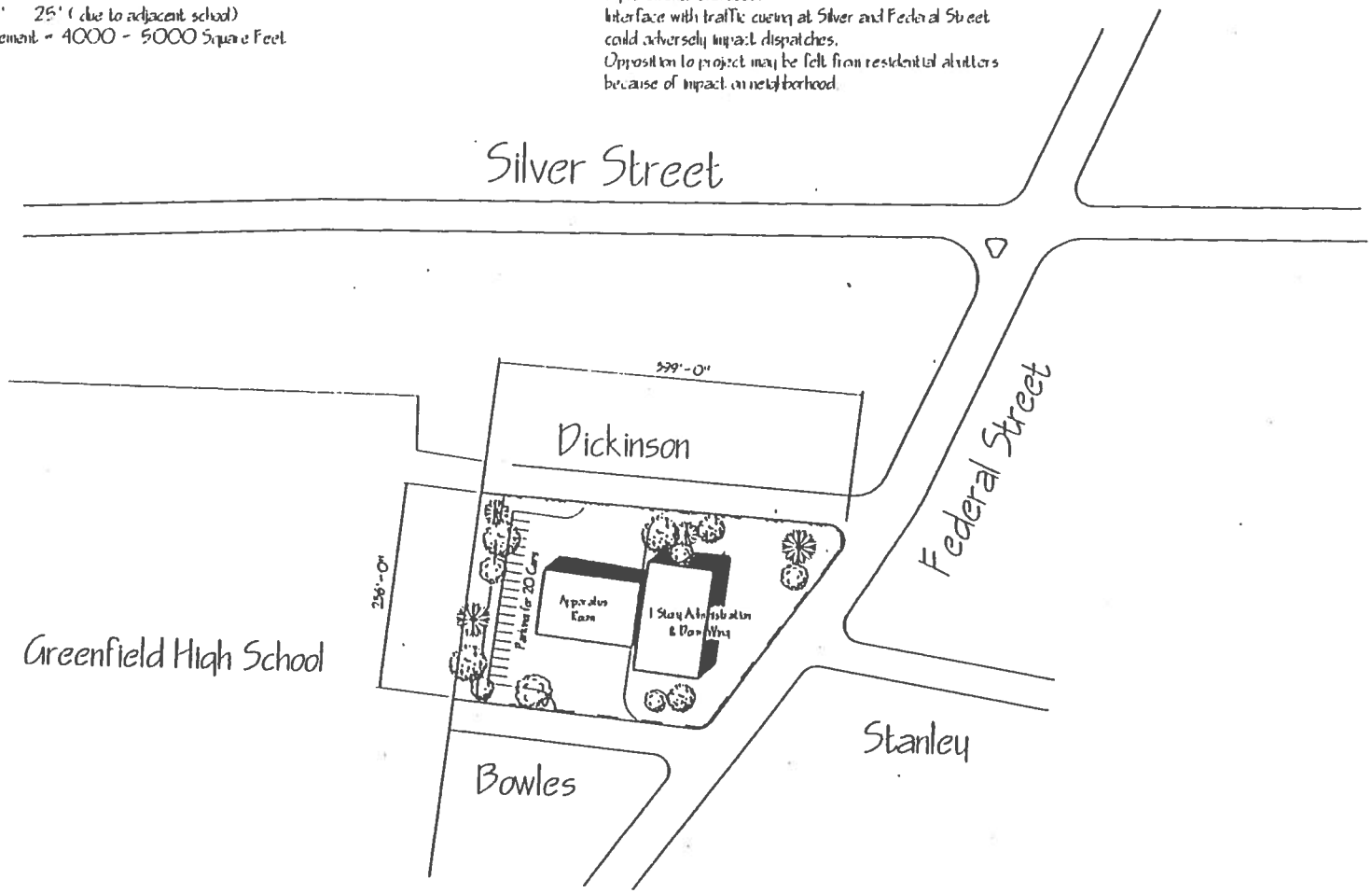
Height Limitations: 35 Feet

Positive Aspects:

Site offers good vehicle access.
Site Topography is relatively flat and would require minimal grading.
Dimensional requirements are less restrictive than Site #1.
Site is located close to major access routes which may facilitate response times.
Site Topography allows easy ADA compliance.

Negative Aspects:

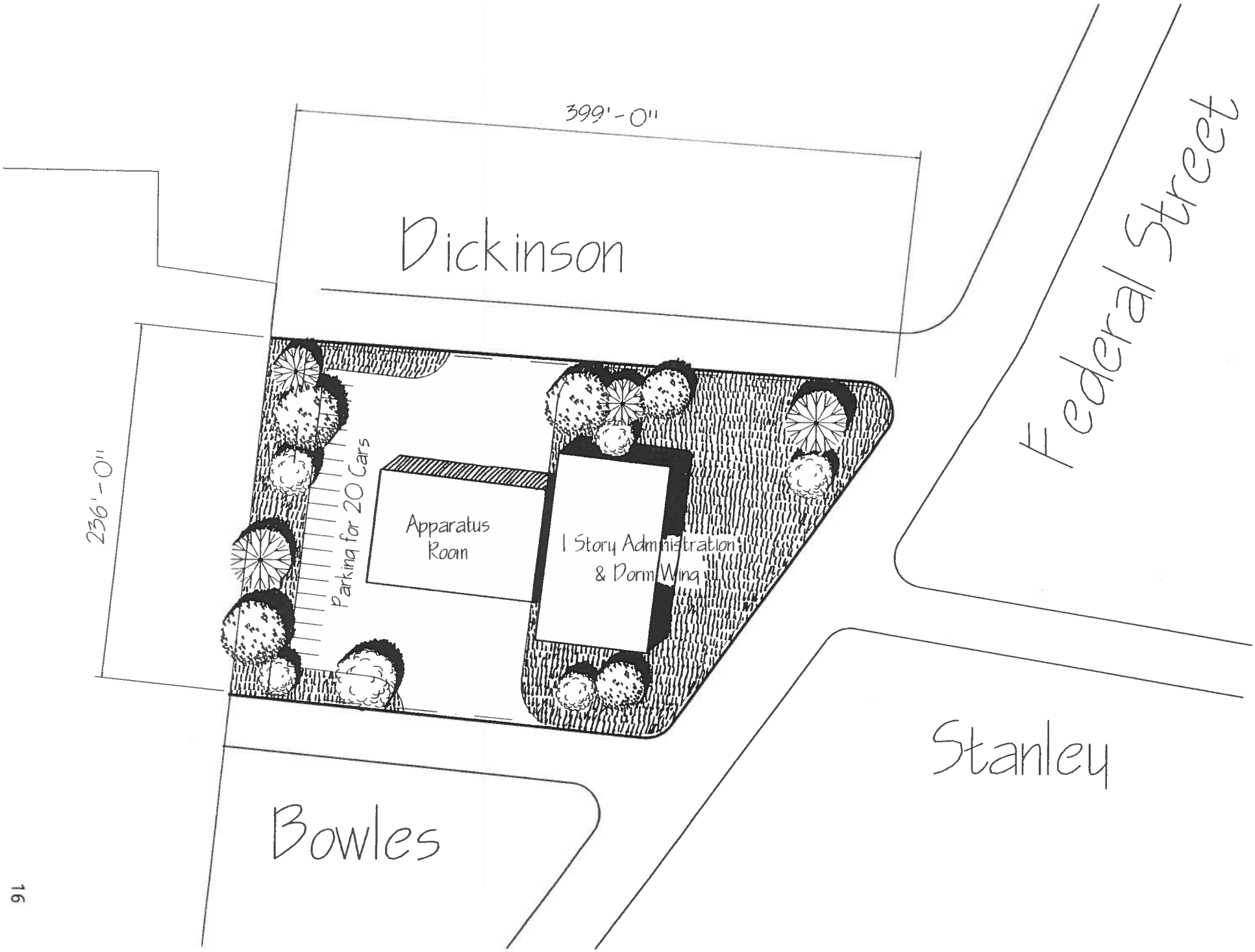
This parcel may be more expensive to acquire due to existing improvements and uses.
Interface with traffic cueing at Silver and Federal Street could adversely impact dispatches.
Opposition to project may be felt from residential abutters because of impact on neighborhood.



Greenfield Fire Station

Site Evaluation
Juster Pope Frazier

March 14, 1995
Site #2


399'-0"
Dickinson
Federal Street
236'-0"
Parking for 20 Cars
Apparatus Room
1 Story Administration & Dorm Wing
Stanley
Bowles

Scheme 2 One Story / Apparatus Room Fronting Street

Site Area = 89,756 Square Feet
Building Area = 17,625 Square Feet

Residual Open Space = 69,131 Square Feet

District = LC Limited Commercial
Restrictions:

Setbacks	Front	Side	Rear
	0'	0'	25' (due to adjacent school)

Minimum Open Space Requirement = 4000 - 5000 Square Feet

Height Limitations: 35 Feet

Positive Aspects:

Site offers good vehicle access.
Site Topography is relatively flat and would require minimal grading.
Dimensional requirements are less restrictive than Site #1.
Site is located close to major access routes which may facilitate response times.
Site Topography allows easy ADA compliance.

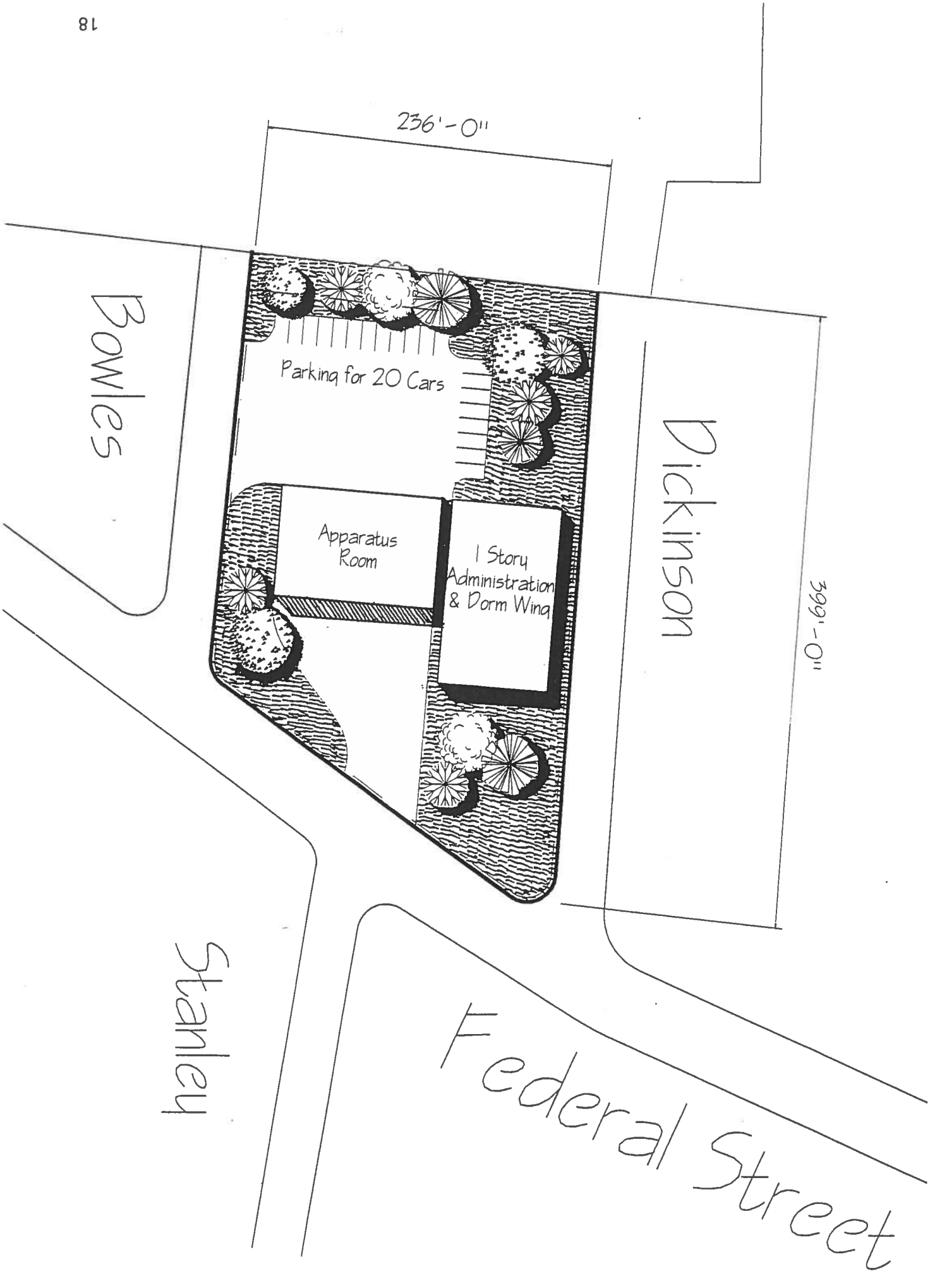
Negative Aspects:

This parcel may be more expensive to acquire due to existing improvements and uses.
Interface with traffic queing at Silver and Federal Street could adversely impact dispatches.
Opposition to project may be felt from residential abutters because of impact on neighborhood.

Greenfield Fire Station

Site Evaluation
Juster Pope Frazier

March 14, 1995
Site #2


236'-0"
Bowles
Parking for 20 Cars
Dickinson
Apparatus Room
1 Story Administration & Dorm Wing
399'-0"
Stanley
Federal Street

Scheme 1a Two Story / Apparatus Room Fronting Street

Site Area = 89,756 Square Feet
Building Area = 17,625 Square Feet

Residual Open Space = 69,131 Square Feet

District = LC Limited Commercial

Restrictions:

Setbacks	Front	Side	Rear
	0'	0'	25' (due to adjacent school)

Minimum Open Space Requirement = 4000 - 5000 Square Feet

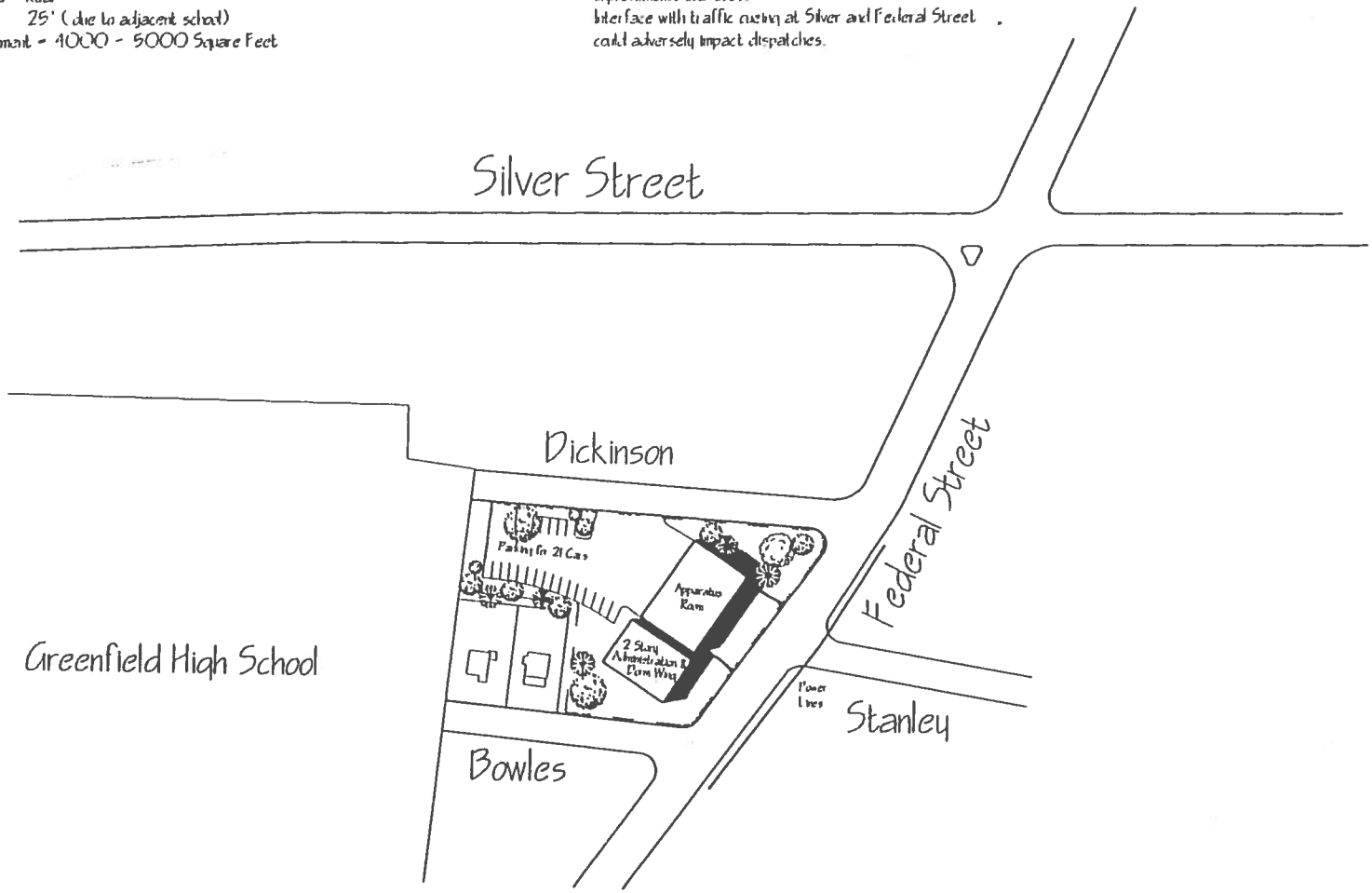
Height Limitations: 35 Feet

Positive Aspects:

Site offers good vehicle access.
Site Topography is relatively flat and would require minimal grading.
Dimensional requirements are less restrictive than Site #1.
Site is located close to major access routes which may facilitate response times.
Site Topography allows easy ADA compliance.
Scheme preserves owner occupied residences.

Negative Aspects:

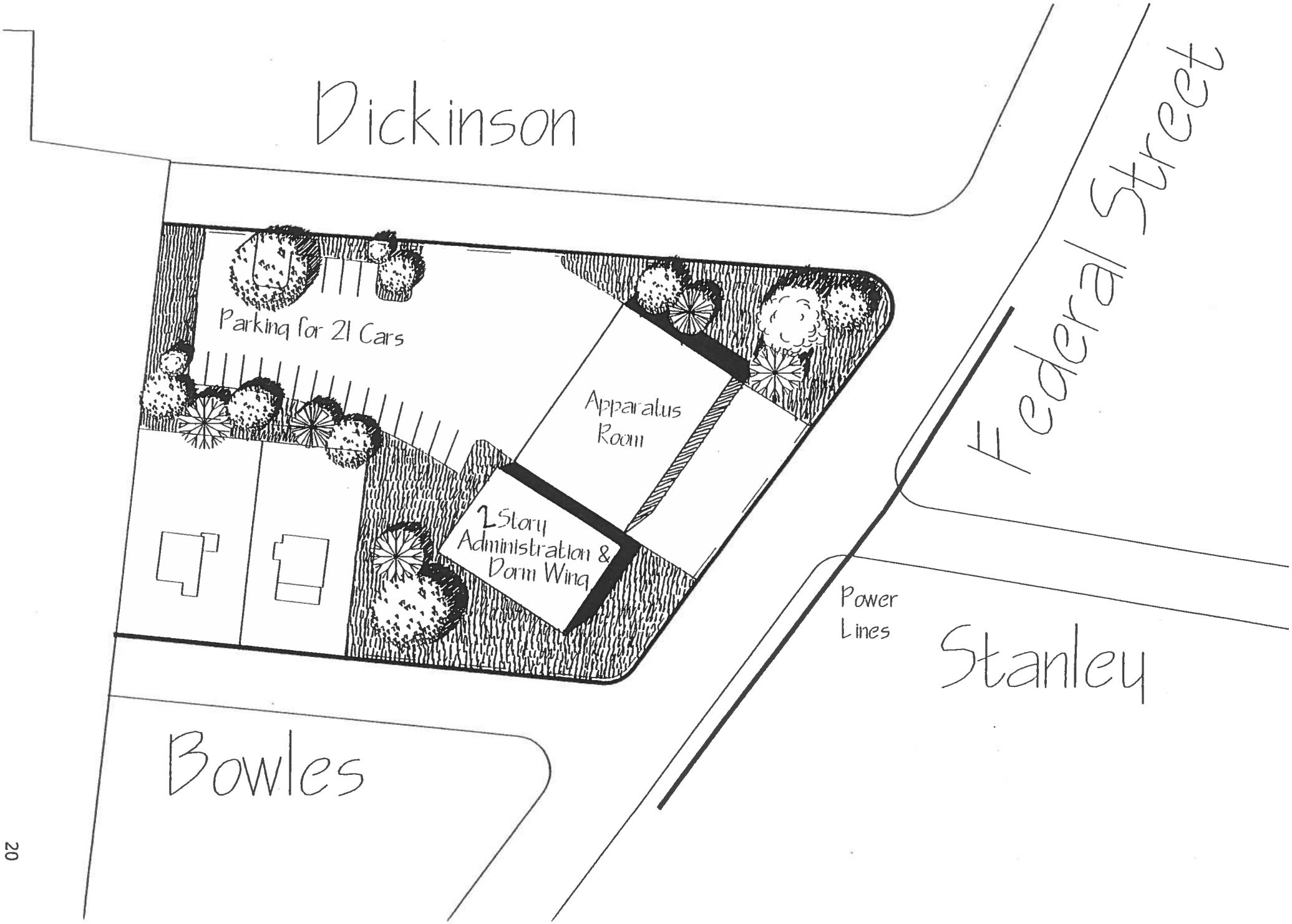
This parcel may be more expensive to acquire due to existing improvements and uses.
Interface with traffic queing at Silver and Federal Street could adversely impact dispatches.



Greenfield Fire Station

Site Evaluation
Juster Pope Frazier

March 14, 1995
Site #2


Dickinson
Federal Street
Parking for 21 Cars
Apparatus Room
2 Story Administration & Dorm Wing
Power Lines
Stanley
Bowles

Scheme 2a Two Story / Apparatus Room Perpendicular to Street

Site Area = 89,756 Square Feet
Building Area = 17,625 Square Feet

Residual Open Space = 69,131 Square Feet

District = I C Limited Commercial
Restrictions:

Setbacks	Front	Side	Rear
	0'	0'	25' (due to adjacent school)

Minimum Open Space Requirement = 4000 - 5000 Square Feet

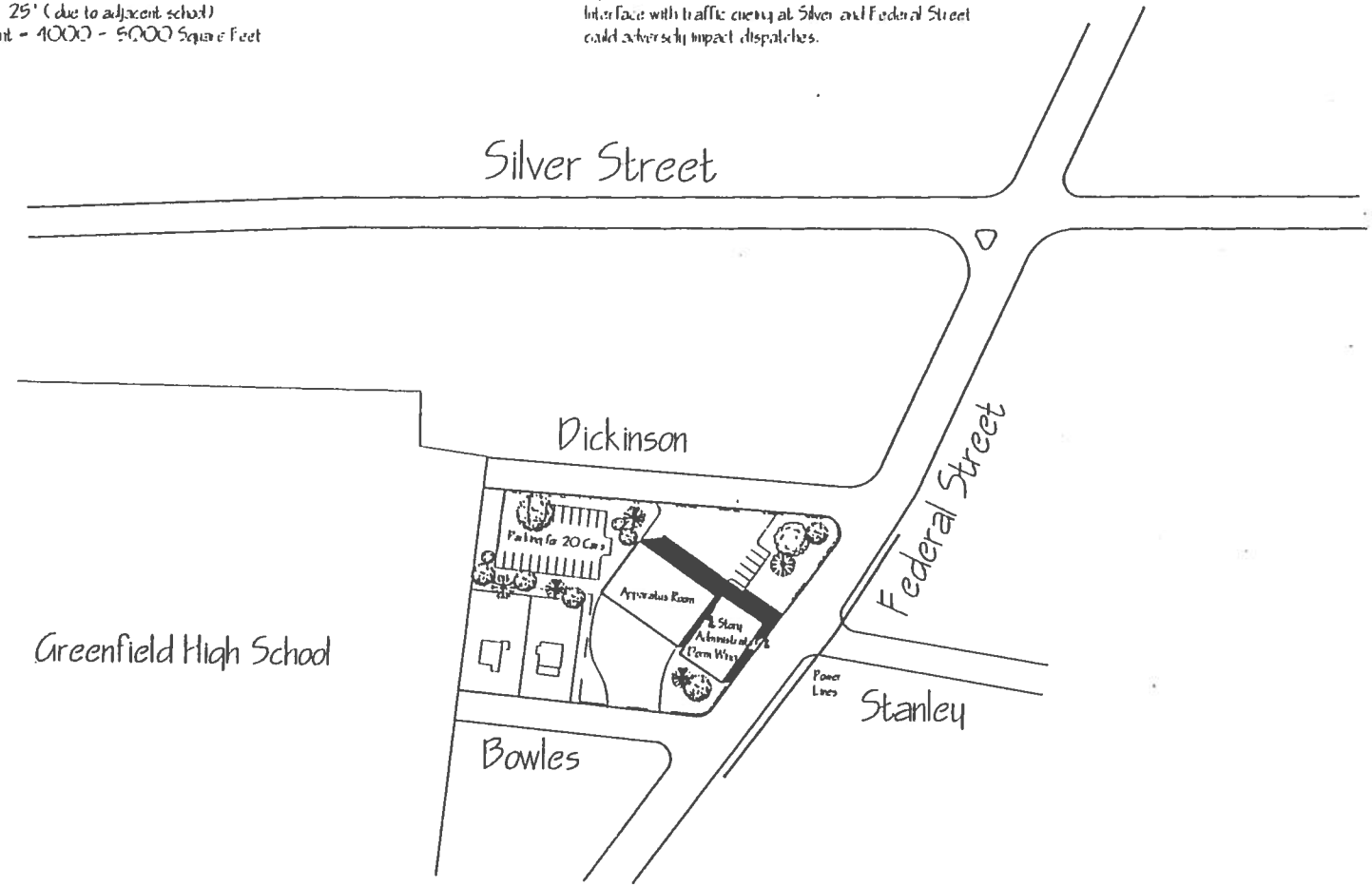
Height Limitations: 35 Feet

Positive Aspects:

Site offers good vehicle access.
Site Topography is relatively flat and would require minimal grading
Dimensional requirements are less restrictive than Site #1.
Site is located close to major access routes which may facilitate response times.
Site Topography allows easy ADA compliance.
Scheme preserves owner occupied residences.

Negative Aspects:

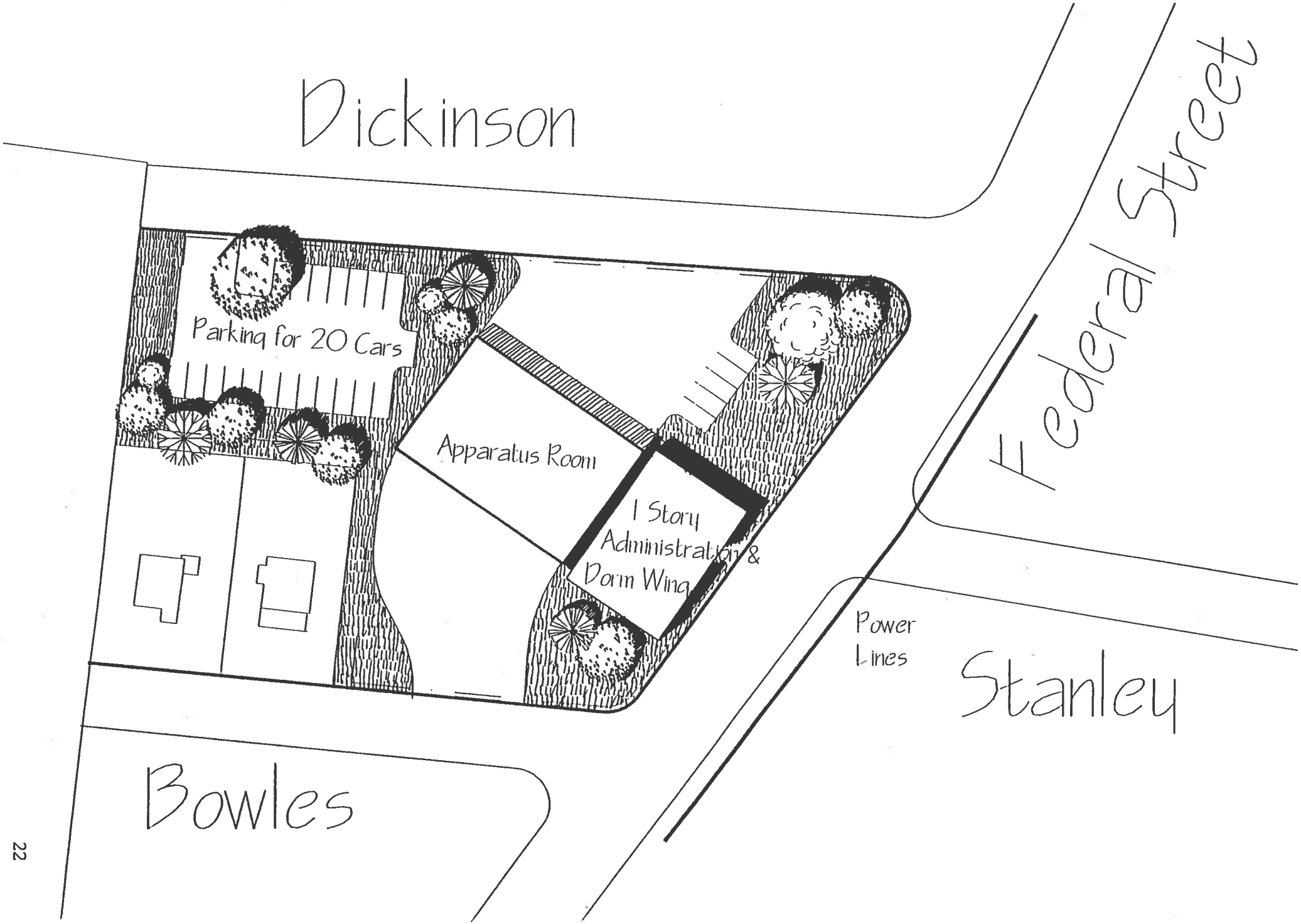
This parcel may be more expensive to acquire due to existing improvements and uses.
Interface with traffic queing at Silver and Federal Street could adversely impact dispatches.



Greenfield Fire Station

Site Evaluation
Juster Pope Frazier

March 14, 1995
Site #2


Dickinson
Federal Street
Parking for 20 Cars
Apparatus Room
1 Story
Administration &
Dorm Wing
Power
Lines
Stanley
Bowles

Wells Street Site

The Wells Street site is located a mile southwest of ideal location identified in the needs assessment study. Response coverage within the optimal 2-1/2 miles includes nearly all of the town south of the Route 2 by-pass and east of I-91 with the exception of portions of East Greenfield. Western coverage includes GCC Campus and Commercial properties west of I-91. Most properties north of the by-pass and in the meadows are beyond the 2-1/2 mile radius including the industrial park. Properties near the northern borders of Leyden and Bernardston are approaching 5 miles.

Site lines for oncoming vehicle are good unless the entrance to the street is north of Legion Ave. The slope of Wells Street begins to obstruct sight lines to the south. The proximity to Main Street necessitates visual contact with the Wells and Main Intersection. A traffic control device at this intersection would be recommended. Dispatching to the east along Main Street during peak traffic could cause delay in response times for nearly half the town, since no other cross town route well suited for fire apparatus exists. Because of the intersection at Wells and Silver Streets (tight turns and difficult right), development of a town way running westerly between Wells and Conway was considered to improve response times northerly via Conway Street.

The Wells Street site offers numerous challenges to become a viable site. Because the site requires dispatch to the north and south, the apparatus bay should be located fronting the site. The largest parcel (Lot 54A, Map 058) slopes nearly eleven feet across its 210 feet of frontage and is not deep enough (113 feet) to accommodate a station fronting Wells Street. The site levels toward the Legion Ave end. All the other parcels lie south of Legion Ave and are relatively level. In order to optimize the sites potential, re-design of service access and parking on all parcels was considered regardless of Ownership. If Ownership is not transferred to the Town, then it will require cooperation and agreements with several properties and businesses. Programmatic changes were considered to minimize impact on adjacent parcels.

Two schemes are shown to illustrate the impact revising program requirements can have on site development and acquisition costs. Site redesign required to meet the preferred dual access apparatus room program requirement is extensive (Scheme 1). If drive-through bays are not required and the apparatus room can be divided into two spaces to take advantage of the sites topography, then the impact on development costs can be greatly reduced because much less land area is affected (Scheme 2).

Development costs for the Wells Street Site could be extensive. Virtually the entire parking area behind the buildings fronting Main Street and west of Sears Ave would need to be reconstructed to allow for safe turning of fire apparatus circulating on the site to access the rear of the apparatus bay. Probable costs for site modifications range from $34,000 to $46,000. In addition, off-site improvements (Conway to Wells connector and traffic control light) could range $75,000 to $111,000 not including acquisition costs. Savings of $18,000 to $64,000 through modifying program requirements and/or realignment of the Wells & Silver intersection instead of constructing the Wells to Conway connector could ease development costs.

Wells Street Site Development Summary

Site area: 0.9 to 2.5 acres
Frontage: 350 - 480 feet
Zoning District: CC

Off site Improvements:

Wells Street Re-alignment:
See Silver Street Site for breakdown summary
Total Range for Budget Purposes $24,000 to $32,000

Wells to Conway Street Connector:
Assumptions: 360' x 40' of new roadway
Balanced cut & fill average depth 2 feet
Granite Curb and 5 foot sidewalk

Pavement and Sub-base:	1600 s.y. @ $7.00	$ 11,200.00
Rough Grading & Base	900 c. y @ $15.00	$13,500.00
Granite Curb	720 l.f @ $24.00	$17,280.00
Guard Rail	200 l.f.@ $12.00	$ 2,400.00
Sidewalk	1800 s.f.@$3.00	$ 5,400.00
Total		$49,780.00
Add for contingencies	33%	$16,430.00
Total Range	$50,000 to $66,000	

Traffic Control Light
Assumptions: Dispatch controlled signal two locations
Front of Station & Wells/Main Street Intersection

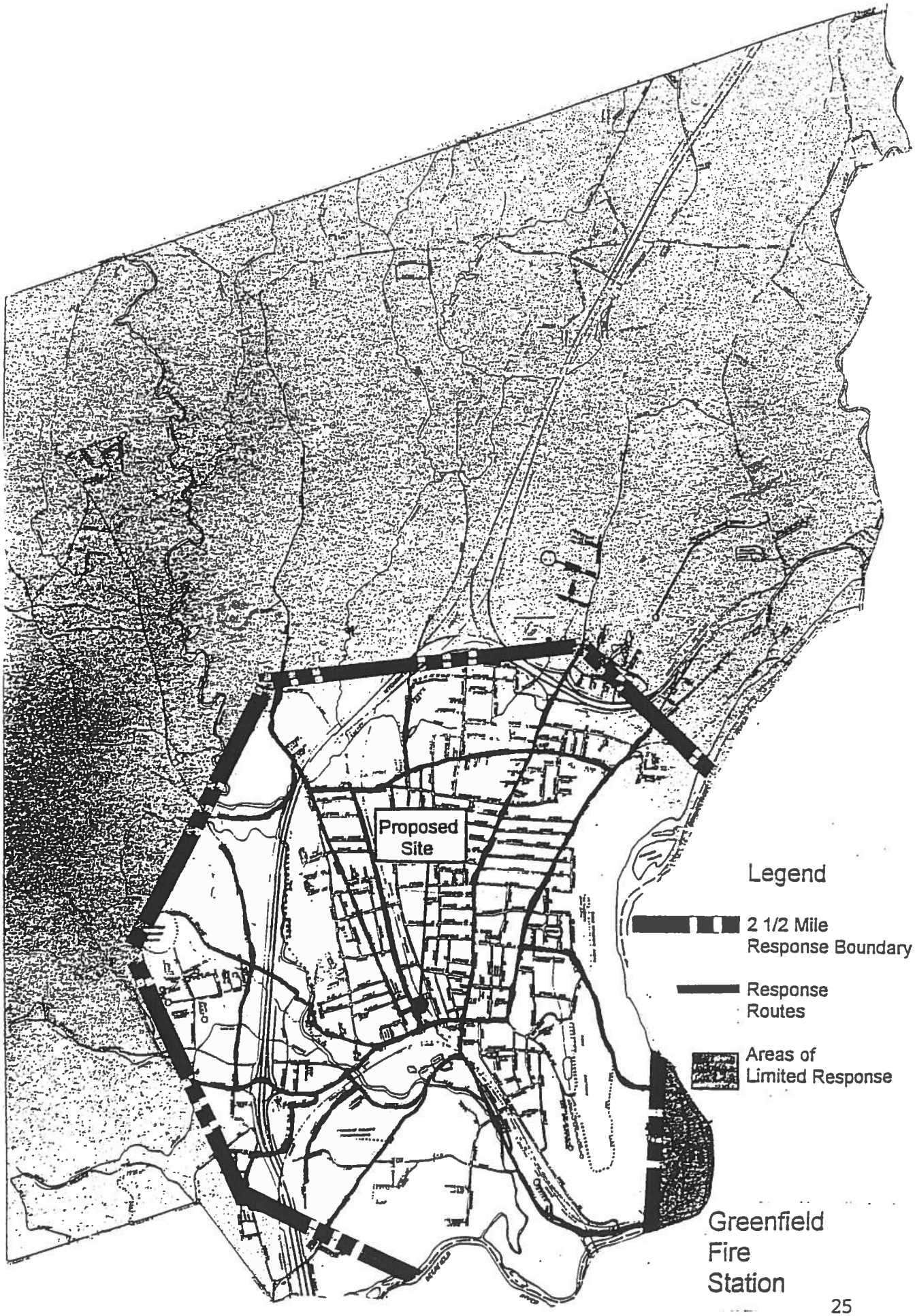
Total Range $25,000 to 45,000

On Site Development Costs

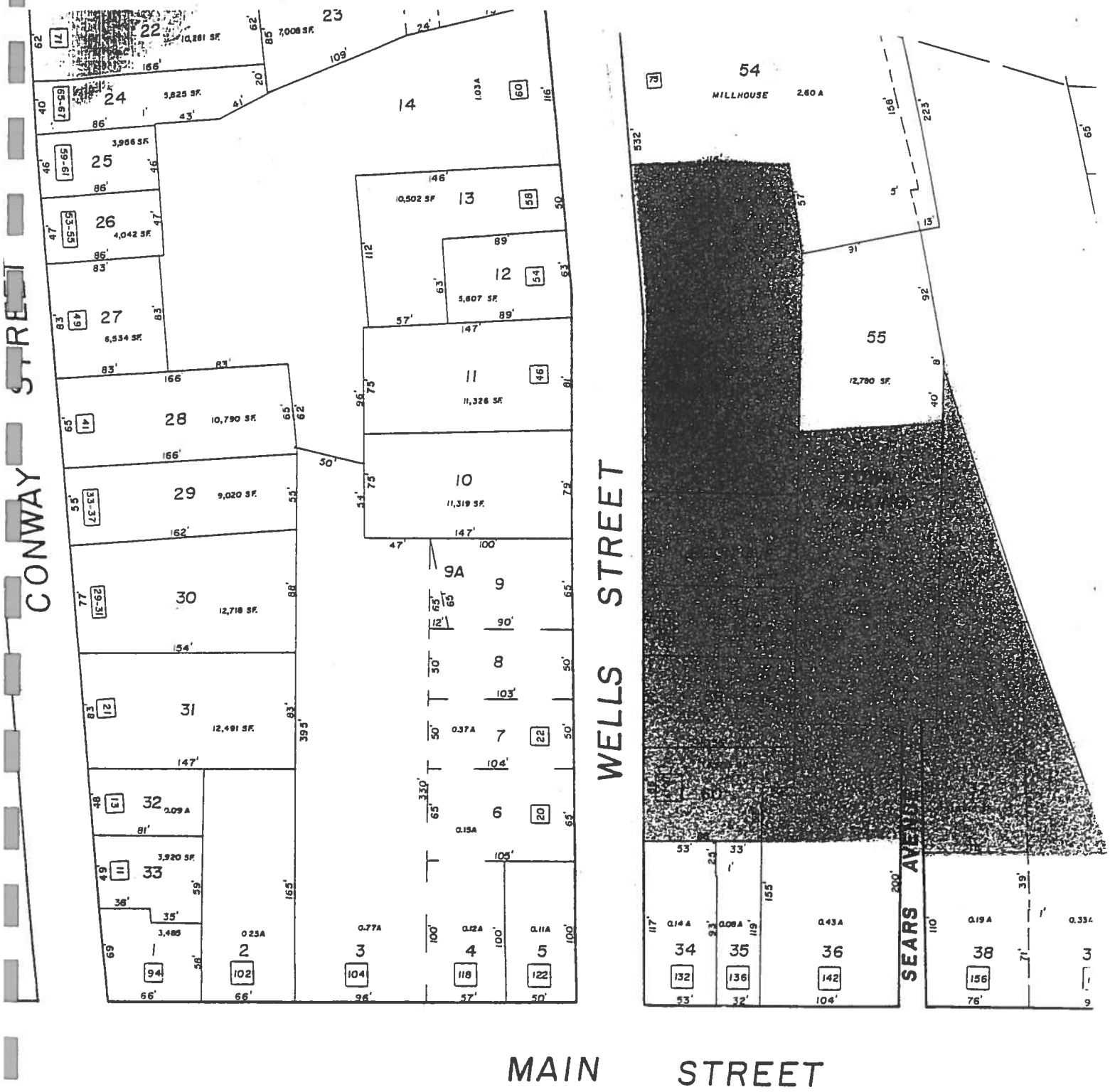
Parking Lot Reconfiguration
Assumptions: Remove concrete barriers
Cut and Patch binder, add wear layer of paving.

Remove Barriers	240 l.f. @ $40.00	$ 9,600.00
Cut and Patch binder	320 s.y.@$8.00	$ 2,560.00
Add wear layer	5,500 s.y.@$4.00	$22,000.00
Total		$34,160.00
Add for contingencies	33%	$11,270.00
Total Range	$34,000 to $46,000	

Total Range of Site Development Costs $83,000 to $157,000



Wells Street Site


CONWAY STREET
WELLS STREET
SEARS AVENUE
MAIN STREET
MILLHOUSE
2.60 A
10,281 SF.
7,008 SF.
5,825 SF.
3,966 SF.
4,042 SF.
6,534 SF.
10,790 SF.
9,020 SF.
12,718 SF.
12,491 SF.
3,920 SF.
10,502 SF
5,607 SF.
11,326 SF.
11,319 SF.
12,780 SF.
0.09 A
0.37 A
0.15 A
0.25 A
0.77 A
0.12 A
0.11 A
0.14 A
0.08 A
0.43 A
0.19 A
1.03 A
94
102
104
118
122
132
136
142
156

Scheme 2 Two Story / Apparatus Room Perpendicular to Street

Site Area = 108,690 Square Feet
Building Area = 17,625 Square Feet

Residual Open Space = 91,065 Square Feet

District = CC Central Commercial
Restrictions:

Setbacks	Front	Side	Rear
	0'	0'	0'

Minimum Open Space Requirement = 0%

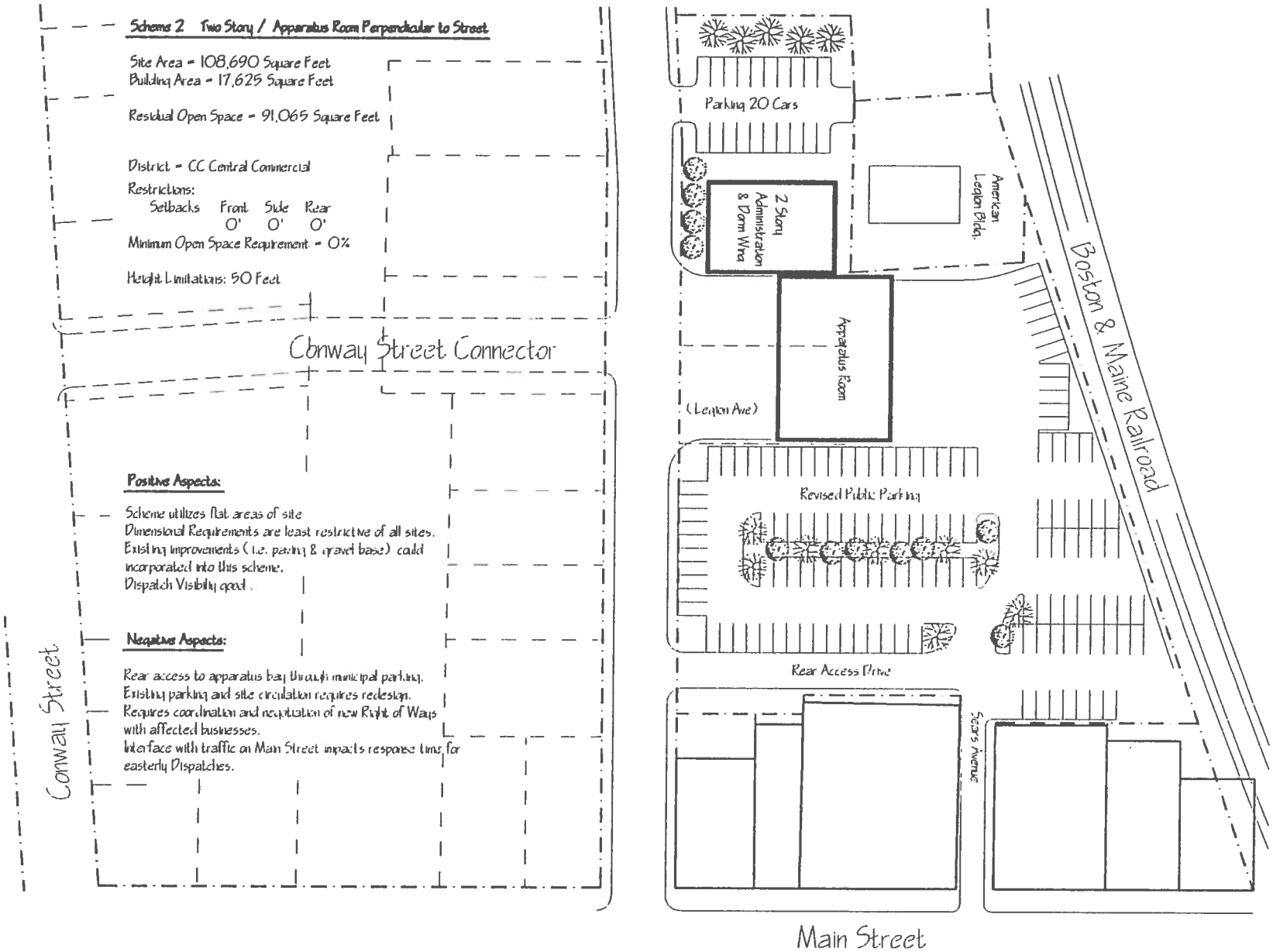
Height Limitations: 50 Feet

Positive Aspects:

Scheme utilizes flat areas of site
Dimensional Requirements are least restrictive of all sites.
Existing improvements (i.e. paving & gravel base) could incorporated into this scheme.
Dispatch Visibility good.

Negative Aspects:

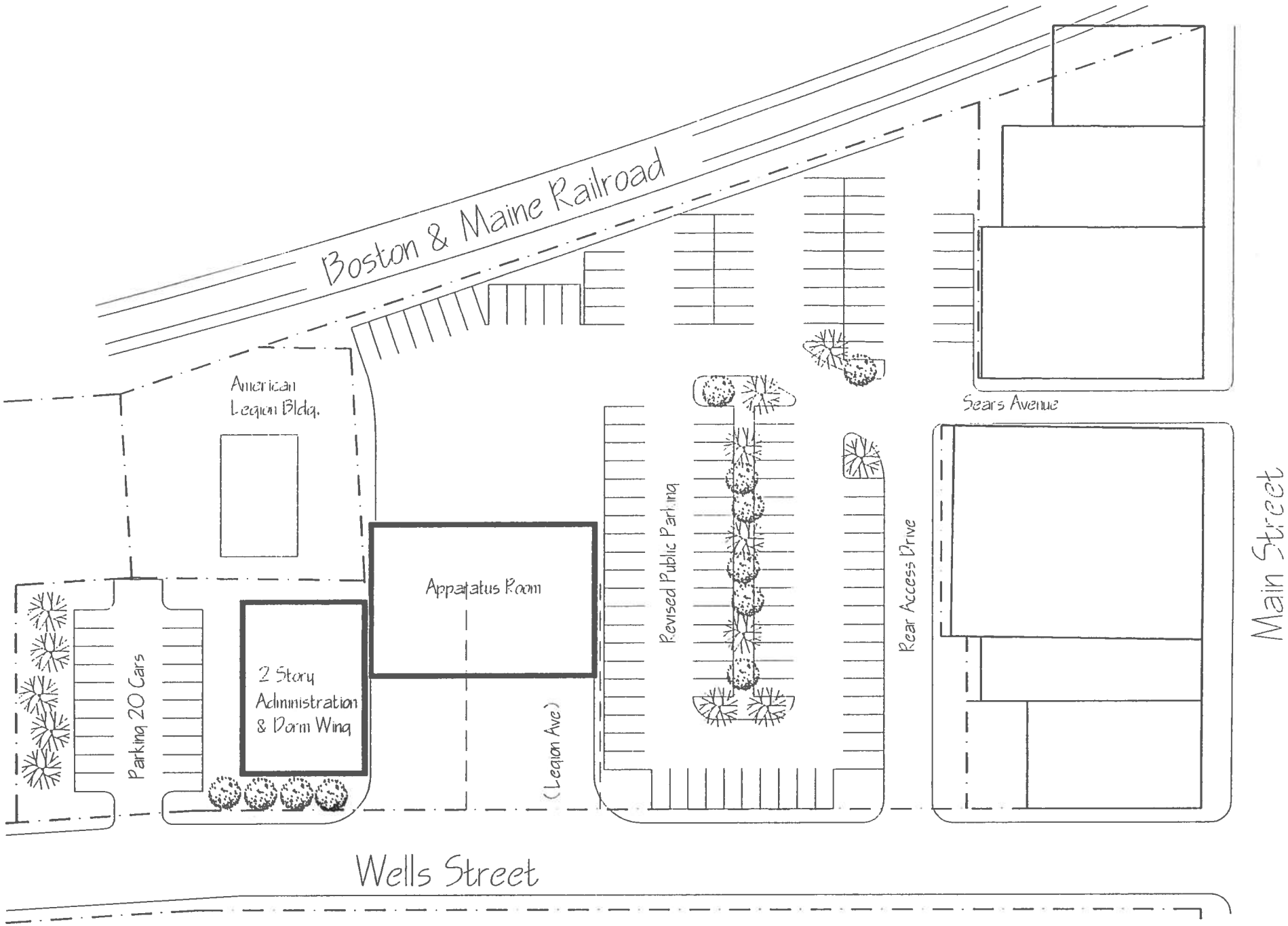
Rear access to apparatus bay through municipal parking.
Existing parking and site circulation requires redesign.
Requires coordination and negotiation of new Right of Ways with affected businesses.
Interface with traffic on Main Street impacts response time for easterly Dispatches.

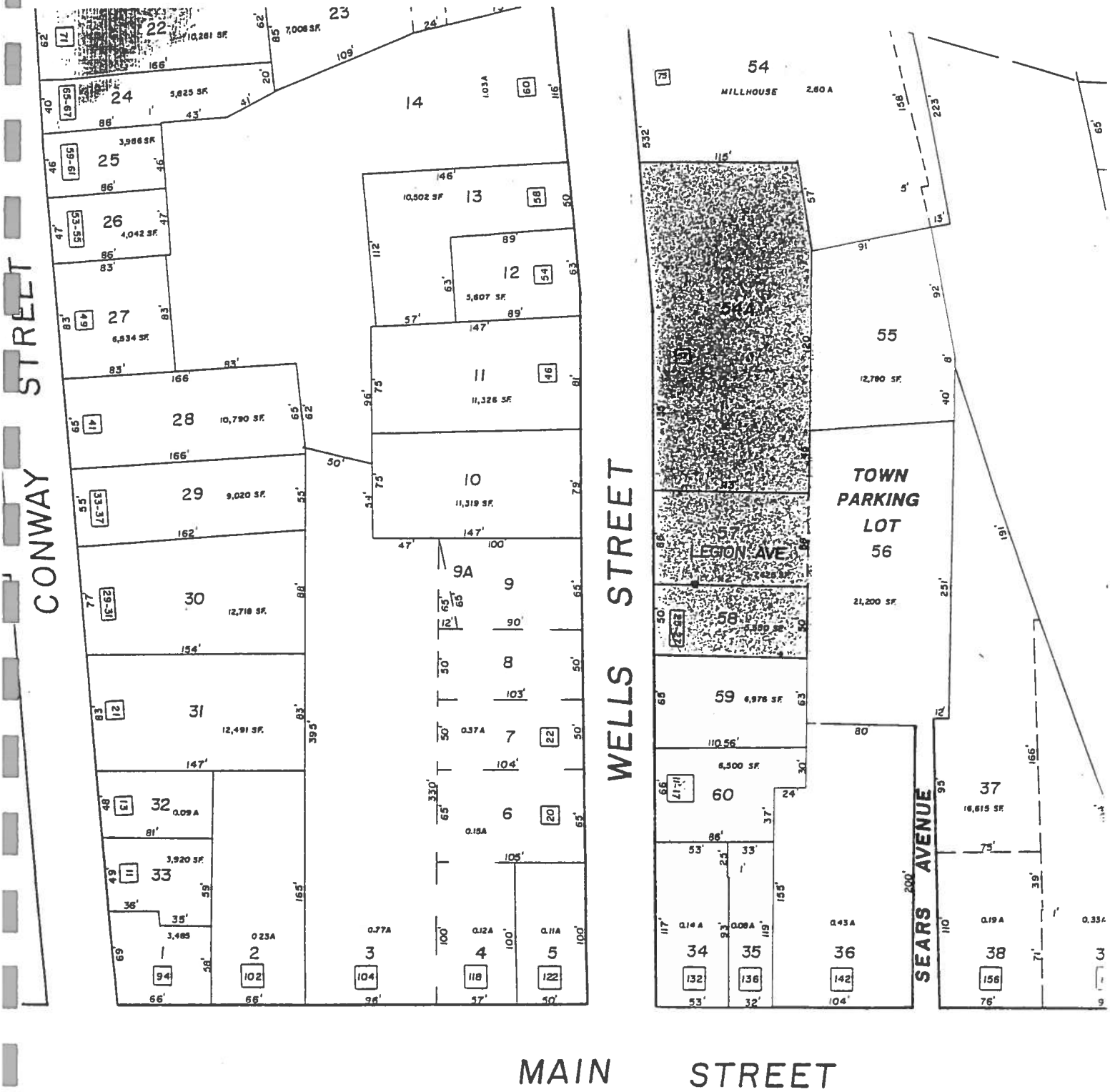


Greenfield Fire Station

Site Evaluation
Juster Pope Frazier

March 14, 1995
Site #3


Boston & Maine Railroad
American Legion Bldg.
Apparatus Room
2 Story Administration & Dorm Wing
Parking 20 Cars
(Legion Ave)
Revised Public Parking
Rear Access Drive
Sears Avenue
Main Street
Wells Street


CONWAY STREET
WELLS STREET
SEARS AVENUE
MAIN STREET
LEGION AVE.
TOWN PARKING LOT
MILLHOUSE

Scheme I Two Story / Apparatus Room Split

Site Area = 38,560 Square Feet
Building Area = 13,350 Square Feet

Residual Open Space = 25,210 Square Feet

District = CC Central Commercial

Restrictions:

Setbacks	Front	Side	Rear
	0'	0'	0'

Minimum Open Space Requirement = 0%

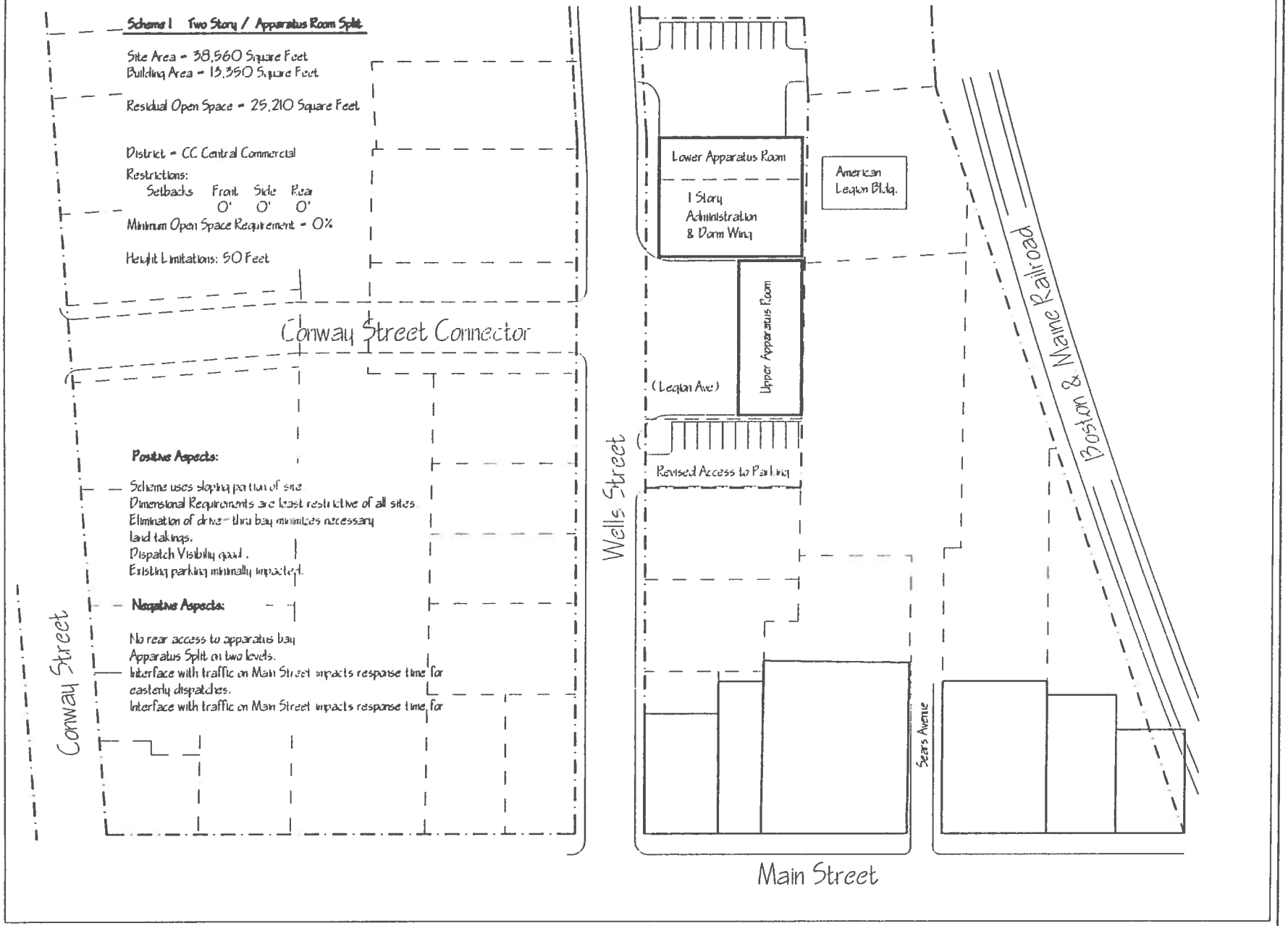
Height Limitations: 50 Feet

Positive Aspects:

Scheme uses sloping portion of site.
Dimensional Requirements are least restrictive of all sites.
Elimination of drive-thru bay minimizes necessary land takings.
Dispatch Visibility good.
Existing parking minimally impacted.

Negative Aspects:

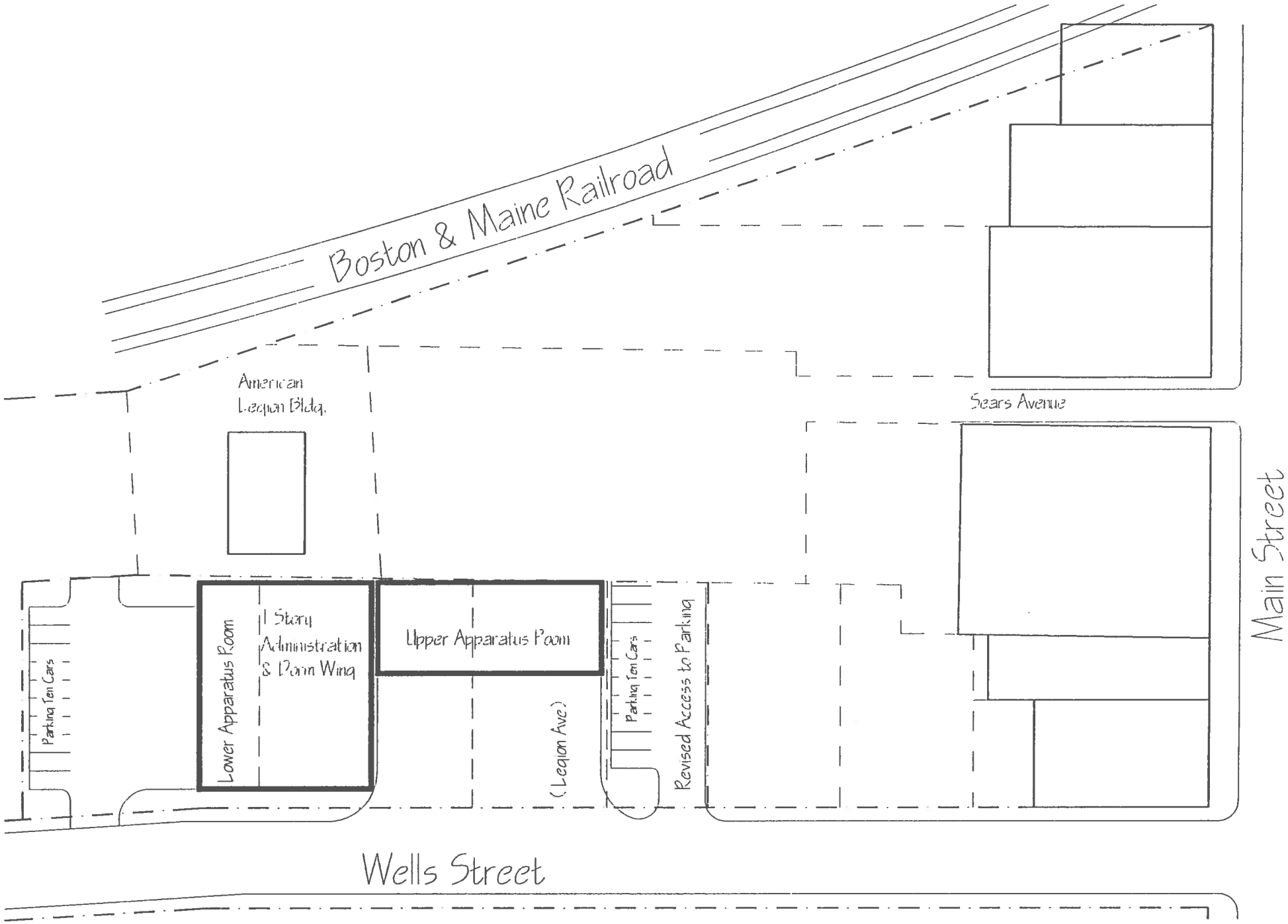
No rear access to apparatus bay
Apparatus Split on two levels.
Interface with traffic on Main Street impacts response time for easterly dispatches.
Interface with traffic on Main Street impacts response time for



Greenfield Fire Station

Site Evaluation
Juster Pope Frazier

March 14, 1995
Site #3


Boston & Maine Railroad
American Legion Bldg.
Sears Avenue
Main Street
Parking Ten Cars
Lower Apparatus Room
1 Story Administration & Dorm Wing
Upper Apparatus Room
(Legion Ave)
Parking Ten Cars
Revised Access to Parking
Wells Street

Site Comparisons

The basis of site evaluation for comparative purposes includes location relative to the optimal site identified in the needs assessment study, impact on neighboring properties, and site development costs. Acquisition costs are not included in this comparison, but, should be factored into final site selection.

Location

Two sites (Silver and Federal) are located in within 1/2 mile of each other. The Wells Street site is over a mile southwest of the first two sites. When comparing response times to all locations in town, the Federal Street site is favored because it includes the industrial park off of Adams Road within the 2-1/2 mile distance established as optimal by ISO (See Needs Assessment Study). Since off premise improvements are required for the Wells and Silver Street sites are necessary, the Federal Street site is again slightly favored. The blind spot at the Silver Street site and traffic congestion at the Federal Street and Wells Street sites represent different, but, essentially equal disadvantages. All sites may warrant traffic control devices for safe dispatch of apparatus.

Neighborhood Impact

The Silver Street site is somewhat isolated with few abutters. It is generally surrounded by open space. Other than the effective clearing and leveling of a hilly wooded site, this site will have minimal impact on the neighboring properties. The main loss would be wooded lands perceived as open space. Potential damage to surrounding properties during blasting operations can be minimized using current technologies for controlling size and frequency of charges. The overall impact could be summarized as neutral.

The Federal Street site is an aggregate of uses ranging from residential to commercial. It abuts playing fields for the high school. Current use of the property as a car sales lot and its adjacent vacant commercial building could be perceived by some as a "blight on the landscape". The introduction of a new central fire station to the site could be perceived as a welcome change. The small grouping of residences on Bowles Street has a comfortable neighborhood feel and the loss of the two dwellings on the site would adversely impact the integrity of this neighborhood. The properties on Dickinson Street would be impacted to a lesser degree given current conditions of properties within the proposed site. Overall the impact could be summarized as negative because of the loss of dwelling units for Schemes 1 and 2 and neutral for Schemes 1a or 2a.

The Wells Street site is part of the downtown fabric of commercial buildings and associated parking areas. The new station would blend well within this context. In order to meet the program requirements, the drive through apparatus bay projects in front of the American Legion premises. The rear apron for vehicles is directly in front of the building. The lower impact scheme mitigates this negative impact on this building, but, this requires program compromises. Overall the impact on the neighborhood could be summarized as negative for scheme 1 and neutral for scheme 2.

At first glance, the Silver Street site is favored with respect to neighborhood impact over the other two sites. This advantage is diminished if the Federal Street scheme preserving the two Bowles Street dwellings is adopted. Preserving the Bowles Street neighborhood and developing a landscape buffer between the new station and abutting residences could be seen as a positive impact on the neighborhood. The Wells Street site could also overcome disadvantages by revising program requirements. In essence each site could produce solutions that do not adversely impact the neighborhood and still meet the needs for a new facility.

Site Development Costs

For the purpose of site analysis, site development costs have been defined as those expenses necessary to provide site ready for building construction. Because of the existence of ledge on the Silver Street site, some grading as well as drilling and blasting have been included as part of site development costs. Site development costs common to all sites have not been included as part of site development costs. These include paving, loaming, seeding, landscaping, site lighting and similar expenses that will be part of any new facility. Another way to evaluate site development costs is to separately identify pre-construction or up front costs from costs normally performed routinely as part of site work in building construction. Site development costs have been identified to prepare each site for building construction. These were a range of $132,000 to $186,000 for the Silver Street site and $54,000 to $80,000 for the Federal Street site and $109,000 to $157,000 for the Wells Street site. Some cost reductions are possible with the Bowles Street preservation scheme at the Federal Street site and the Split Apparatus bay scheme at the Wells Street site.

Some costs associated with the Silver Street scheme (extension of utilities and reconfiguration of the Wells and Silver Street intersection) should precede site construction. Ledge Removal could be included as part of the scope during building construction. Excluding ledge removal from pre-construction expenses would lower up front development costs, but, obviously increase construction costs. Additionally, arguments could be made against re-configuring the Wells and Silver Street intersection and using Conway Street as the main north/south access to downtown eliminating $24,000 to $32,000 of development expense altogether.

In the case of the Federal Street site, demolition and removal of the buildings including controlled fill of cellar holes should precede building construction. Paving removal could be deferred to the building construction phase and, depending on the final scheme, some preservation of paving could be incorporated into the scope of work.

The Wells Street site requires some creative planning and cooperation of abutting property owners for successful implementation. While some savings of on-site development costs could be realized, the result compromises the program needs of the station. In any event, the off premise development of the Conway to Wells Connector Street or reconstruction of the Silver and Wells Street intersection should occur concurrently if not before construction of the new station. On site development could be deferred to the construction phase since similar activities will occur as part of the work.

If pre-construction costs are compared for each site, then the "up front" costs would be $42,000 to $66,000 for the Silver Street site with a potential savings of $24,000 to $32,000 as discussed above. For the Federal Street site pre-construction costs will be $39,000 to $57,000 . If the Bowles Street preservation scheme is adopted the Federal Street numbers would be reduced to $26,000 to $37,000. For Wells Street, $24,000 to $66,000 in pre-construction costs would be required for improving dispatch routes with on-site work deferred

Summary

Each site provides adequate area for the proposed facility and reasonably equal fire protection coverage for the Town of Greenfield. Major advantages and disadvantages of each scheme are:

Silver Street

Advantages	Disadvantages
1) low acquisition cost	1) extensive site work required
2) low impact on neighborhood	2) no available utilities in street
3) negligible tax revenue loss	3) no direct route south of Main Street
4) good planning flexibility	4) poor sight lines for oncoming traffic

Federal Street

Advantages	Disadvantages
1) level site	1) high acquisition cost
2) utilities available in street	2) lost tax revenues
3) direct access south of Main Street	3) neighborhood impact
4) good planning flexibility	4) in congested area
5) good visibility for oncoming traffic	5) demolition expenses

Well Street

Advantages	Disadvantages
1) utilities available at site	1) program compromises likely
2) low impact on neighborhood	2) poor dispatch routes
3) level site	3) in congested area
4) moderate acquisition cost	4) moderate tax revenue loss

It would be unfair to recommend one site over the others. Each of the sites lack characteristics that overwhelmingly favor it. The Silver and Federal Street sites are workable and provide good planning flexibility. The Wells Street site is somewhat more challenging, but, these challenges are not insurmountable often produce creative solutions. Any of the sites would be well suited for the Town's needs. It would be in the Town's interest to pursue all sites since assumed acquisition costs are based only on assessed valuation. Perhaps after public discourse and methods of acquisition determined one site will emerge as more favorable. At this juncture, all sites are favorable candidates and should not be ruled out as viable sites for the new central fire station.

JUSTER • POPE • FRAZIER

Architecture • Planning
9 Ashfield Street
Shelburne Falls, Massachusetts 01370
413/625-2572
413/625-2872 (FAX)

Appendix A - Property Record Cards
Silver Street Site
Federal Street Site
Wells Street Site

Silver Street Site

23 MAP 5 BLOCK 1 LOT 1 CARD GREENFIELD, MA 03/02/93 9:50 AM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		SILVER	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: JOHNSON STEVEN A
Owner 2: S JEAN JOHNSON
Street: 72 PROSPECT ST
City: GREENFIELD
State: MA Zip: 01301 OwnOcc: N

NARRATIVE DESCRIPTION

THIS CARD HAS 1.56 ACRES OF LAND MAINLY CLASSIFIED AS RESIDENTIAL

ASSESSMENT SUMMARY

Use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
130	0	0	1.56	29,600	29,600
Total Bldg	0	0	1.56	29,600	29,600
Total parcel	0	0	1.56	29,600	29,600
From	Total Assmnt Per S.F. Finished Area/Card			0.00 / Parcel	0.00

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
91		0		0.00	38,300	38,300
92	1	0	0	0.00	38,300	38,300
93	1	0	0	1.56	29,600	29,600

PRIOR (OTHER) IDENTIFICATION

R23 065

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc
	2176/004	12/01/87	38,000	Y	

PROPERTY FACTORS

Item	Code	%	Item	Code	Descrip
Zoning	RA	100	Utilities	3	WATER
Districts			Topo		
			Street 1		PAVED
			Traffic		

BUILDING DESCRIPTION

Item	Code	Description
Type	93	VACNT LAND
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Ext Wall Prime		
Ext Wall Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Int Wall Prime		
Int Wall Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	Depreciation	%
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

SKETCH

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
Gross Area		Total	
Eqv Adj Area		Fin Area	

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code ± %	Descrip	Infl 2 code ± %	Descrip	Infl 3 code ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
130	LAND	40,000	S	F	SITE	0.70	HA	100							28,000				28,000
139	LAND	0.640	A	E	EXCESS	2,500	HA	100							1,600				1,600
Total Acres		1.555			Total Square Feet				67,748			Total			29,600	Total			29,600

OTHER FEAT

Item	# / % #
Baths	
1/2 Baths	
Oth.Fixt.	
Kitchens	
Fireplaces	
W S.Flues	
Bsmt Gar	
Heat Sys	
Solar HW	
Cent Vac	
% Heated	
% AC	
% Spr	
% Co Wall	

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

LAST REVISION

12/23/92 9:46A

SUB AREA DETAIL

Sub Area	% Unit	Alt Typ	% Type	No Ten

CALCULATIONS

Unknown Value Adj
Basic$/SF
Size Adj
Const Adj
Adj$/SF
Plumbing
Fireplaces
WS Flues
Bsmt Gar
Heating
Cent Vac
Air Cond
Sprnk
Kitchen
Av Total
GradeFact
Neigh Infl
Adj Total
Deprec
Depr Total
SpecFeat
Final Total
Fin Area
Value/SF

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
Total Yard Items								Total Special Features				

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Ou	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
OfRide								

Gross Income		Overall Rate	
Vacancy/D.L.		Indicated Value	
Expenses		Surplus or	
Reserves		Deficiency (+/-)	
Net Income		Final Value	

Lease Type
Rate/Adj
Expense Adj
Vacancy Adj
Value/ SF

COMMENTS

FRONTAGE

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj
Wt. Av $/SF		Av Rating		Indicated Value				

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj Cost <> 29,600

A-2

R23 MAP | 66 BLOCK | 0 LOT | 1 CARD | 1 | GREENFIELD, MA | 03/02/9, 9:50 AM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		COUNTRY CLUB	RD

OWNERSHIP AND MAILING INFORMATION

Owner 1: MOWRY DAVID R
Owner 2: WILLIAM A SANDRI
Street: PO BOX 760
City: GREENFIELD
State: MA | Zip: 01302 | OwnOcc: N

NARRATIVE DESCRIPTION

THIS CARD HAS 26.87 ACRES OF LAND MAINLY CLASSIFIED AS RESIDENTIAL

PROPERTY FACTORS

Item	Code	%	Item	Descrip
Zoning 1	RA	100	Utilities 1	A SEPTIC
Zoning 2			Utilities 2	3 WATER
Districts			Topo	
			Street 1	PAVED
			Traffic	

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
130	0	0	26.87	68,900	68,900
Total Card	0	0	26.87	68,900	68,900
Total Parcel	0	0	26.87	68,900	68,900

From Total Assmnt Per S.F. Finished Area/Card 0.00 / Parcel 0.00

PREVIOUS ASSESSMENT(S)

FY	Pc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
91		0			0,077,400	77,400
92	4	0	0	0.00	77,400	77,400
93	1	0	0	26.87	68,900	68,900

PRIOR (OTHER) IDENTIFICATION

R23	066	

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc
	2181/220	01/01/88	0		

BUILDING DESCRIPTION

Item	Code	Description
Type	93	VACNT LAND
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Ext Wall Prime		
Ext Wall Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Int Wall Prime		
Int Wall Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	Depreciation %
Func OBS	%
Econ OBS	%
Special	%
Total Depreciation	%

SKETCH

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
Gross Area		Total	
Sub Adj Area		Fin Area	

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Mod	Infl 1	Descrip	Infl 2	Descrip	Infl 3	Descrip	Market Value	All Class	%	Special Land % or $/AC	Assessed Value
130	LAND	40,000	S	F	SITE	0.76	RA	100							30,400				30,400
130	LAND	25.950	A	E	EXCESS	1,483	RA	100							38,500				38,500

Total Acres 26.885 | Total Square Feet 1,170,251 | Total 68,900 | Total 68,900

OTHER FEAT

Item	# / %	#
Baths		
1/2 Baths		
Oth.Fixt.		
Kitchens		
Fireplaces		
W S Flues		
Bsmt Gar		
Heat Sys		
Solar HW		
Cent Vac		
% Heated		
% AC		
% Spr		
% Co Wall		

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

01/22/93 9:46A

SUB AREA DETAIL

Sub Area	% Unit	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value/Un	
Basic$/SF	
Size Adj	
Const Adj	
Adj$/SF	
Plumbing	
Fireplaces	
WS Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	
Sprink	
Kitchen	
Av Total	
GradeFact	
Neigh Infl	
Adj Total	
Deprec	
Depr Total	
SpecFeat	
Final Total	
Fin Area	
Value/SF	

CONDO DATA

Loc	Floor	View
%Own		

COMMENTS

FRONTAGE NOT ON MAP

INSPECTION INFO

Date	code	Result	By

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	
Vacancy/D.L.		Indicated Value	
Expenses		Surplus or Deficiency (+/-)	
Reserves			
Net Income		Final Value	

Lease Type
Rate Adj
Expense Adj
Vacancy Adj
Value/ SF

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj Cost < >

A-3

Federal Street Site

109 MAP | 3 BLOCK | 0 LOT | 1 CARD | GREENFIELD, MA | $ 200 | 02/28/93 1:26 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
13		BOWLES	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: TEASE BRUCE E
Owner 2: TEASE GAIL A
Street: 13 BOWLES STREET
City: GREENFIELD
State: MA Zip: 01301 OwnOcc: Y

NARRATIVE DESCRIPTION

THIS CARD HAS 0.30 ACRES OF LAND MAINLY CLASSIFIED AS RESIDENTIAL WITH A(N) OLD STYLE BUILDING BUILT ABOUT 1913, HAVING PRIMARILY STUCCO EXTERIOR, AND ASPHALT SH ROOF COVER, WITH 1 BATHS, 0 HALF BATHS, 1 UNITS, 5 ROOMS, 3 BEDRM

PROPERTY FACTORS

Item	Code	%	Item	Descrip
Zoning	LC	100	Utilities 2	SEWER
			Utilities 3	WATER
			Utilities 5	GAS
Districts			Topo	
			Street 1	PAVED
			Traffic	

ASSESSMENT SUMMARY

Use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
101	58,500	1,100	0.30	25,600	85,200
Total	58,500	1,100	0.30	25,600	85,200
Total Cert	58,500	1,100	0.30	25,600	85,200
From	Total Assmnt Per S.F. Finished Area/Card			66.05 / Parcel	66.05

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
91		62,100		0.0030	200	92,300
92	1	62,100	0	0.00	30,200	92,300
93	1	58,500	1,100	0.30	25,600	85,200

PRIOR (OTHER) IDENTIFICATION

109	008+00	9

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

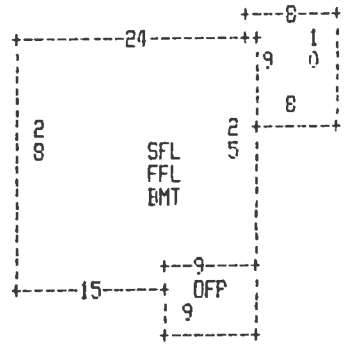
BUILDING PERMITS

Mo	Yr	Number	Description	Amount

BUILDING DESCRIPTION

Item	Code	Description
Type	15	OLD STYLE
Story Ht	2	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	6	STUCCO
Ext Wall Sec		
Roof Struct	1	GABLE
Roof Cover	1	ASPHALT SH
Av Ht/Fl	STD	STANDARD
Int Wall Prime	2	PLASTER
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	2	SOFTWOOD
Floors Sec	4	CARPET
Electric	3	TYPICAL
Insulation	2	TYPICAL
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
Kit Rating	A	Bath Rating A
Int vs Ext	S	Grade C
Yr Built	1913	E.Yr.Blt
Alt Class		% Alt Class

SKETCH



SCALE = 20 FT/IN

SKETCH INSTRUCTIONS

(WDK,L8,D1,(SFL,FFL,BMT,L24,D28,R15,U3,(OFP,D7XR9),R9,U25),D9,R8,U10).

SUB AREA SUMMARY

Code	Area (S.F.)	Perim (Av Quality)	Undepr. Value
BMT	645.0	8.39	5,11[illegible]
FFL	645.0	41.97	27,[illegible]
OFP	63.0	24.00	1,5[illegible]
SFL	645.0	41.97	27,[illegible]
WDK	80.0	16.00	1,[illegible]
Gross Area	2,078	Total	[illegible]
Eco Adj Area	1,290	Fin Area	1,[illegible]

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc
BURNHAM JOSE	2555/62	08/01/91	103,000	N	

DEPRECIATION

Condition	V	Depreciation 15 %
Func OBS		%
Econ OBS.		%
Special		%
Total Depreciation		15.0 %

OTHER FEAT

Item	# / % #
Baths	1
1/2 Baths	0
Oth.Fixt.	0
Kitchens	1
Fireplaces	0
W.S.Flues	1
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor
1	5	3	1

CONDO DATA

Loc	Floor	View
%Own		

LAST REVISION

01/11/93 1:22P

SUB AREA DETAIL

Sub Area	% Usd	Alt Type	% Type	No. Ten
TGA				2,078

CALCULATIONS

Undepr Value	[illegible]
Basic$/SF	[illegible]
Size Adj	1,12[illegible]
Const Adj	0,[illegible]
Adj$/SF	[illegible]
Plumbing	[illegible]
Fireplaces	
WS Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	
Sprink	
Kitchen	[illegible]
Av Total	[illegible]
GradeFact	1.[illegible]
Neigh Infl	1.[illegible]
Adj Total	[illegible]
Deprec	1,[illegible]
Depr Total	[illegible]
SpecFeat	
Final Total	55,[illegible]
Fin Area	1,[illegible]
Value/SF	[illegible]

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 ± %	Descrip	Infl 2 ± %	Descrip	Infl 3 ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
101	ONE FAM	13,073	S	P	SITE	1.96	EA	100							25,600				25,600
Total Acres	0.300	Total Square Feet	13,073	Total	25,600	Total	25,600												

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
2	SHED/FR	Y	84	P	P	13	4.71	T	80	100	1	D
6	CARPORT	Y	220	F	F	72	5.40	T	20	1,000	1	D
Total Yard Items	1,100	Total Special Features	0									

INCOME APPROACH

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

Sp. Land Credit

COMMENTS

FRONTAGE 70
REMODELED IN 1965

INSPECTION INFO

Date	code	Result	By
04/29/92	15	PERMIT VISIT	150

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj
Wt Av $/SF		Av. Rating		Indicated Value				

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost < >	85,200

A-5

109 1 $ [redacted].00

MAP BLOCK LOT CARD GREENFIELD, MA 02/26/93 1:27 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
9		BOWLES	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: LIVELY ROBERT E JR

Owner 2: WAHISTROM LINDA L

Street: 9 BOWLES ST

City: GREENFIELD

State: MA Zip: 01301 OwnOcc: Y

NARRATIVE DESCRIPTION

THIS CARD HAS 0.17 ACRES OF LAND MAINLY CLASSIFIED AS RESIDENTIAL WITH A(N) OLD STYLE BUILDING BUILT ABOUT 1920, HAVING PRIMARILY CLAPBOARD EXTERIOR, AND ASPHALT SH ROOF COVER, WITH 1 BATHS, 0 HALF BATHS, 1 UNITS, 6 ROOMS, 3 BEDRM

PROPERTY FACTORS

Item	Code	%	Item	Code	Descrip
Zoning	LC	100	Utilities	2	SEWER
				3	WATER
Districts			Topo		
			Street 1		PAVED
			Traffic		

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
101	53,500	300	0.17	24,800	78,600
Total Card	53,500	300	0.17	24,800	78,600
Total Parcel	53,500	300	0.17	24,800	78,600

From Total Assmnt Per S.F. Finished Area/Card 53.00 / Parcel 53.00

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
91		69,900		0.0027	800	97,700
92	1	69,900	0	0.00	27,800	97,700
93	1	53,500	300	0.17	24,800	78,600

PRIOR (OTHER) IDENTIFICATION

109	010	

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc	adj code
	2483/65	10/01/90	40,000	N		

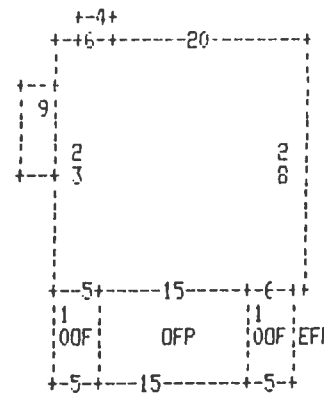
BUILDING DESCRIPTION

Item	Code	Description
Type	15	OLD STYLE
Story Ht	2	STORIES
(Liv) Units	1	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	2	CLAPBOARD
Ext Wall Sec		
Roof Struct	1	GABLE
Roof Cover	1	ASPHALT SH
Av Ht/Fl	STD	STANDARD
Int Wall Prime	2	PLASTER
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	8	AVERAGE
Floors Sec		
Electric	3	TYPICAL
Insulation	4	FAIR
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
Kit Rating	A	Bath Rating: A
Int vs Ext	S	Grade: C
Yr Built	1920	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	A	Depreciation 30 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		30.0 %

SKETCH



SCALE = 20 FT/IN

SKETCH INSTRUCTIONS

(OFP,L4,D3,R4,(SFL,FFL,BMT,
L6,D5,(FFL,BMT,L3XD9),D23,
(OFP,D10XR5),R5,(OFP,
D10XR15),R15,(OFP,EFP,
D10XR5),R6,U28,L20),U3).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	755.0	7.80	[illegible]
EFP	50.0	19.51	[illegible]
FFL	755.0	39.02	23,[illegible]
OFP	262.0	14.24	[illegible]
SFL	728.0	39.02	23,[illegible]
Gross Area	2,550	Total	6[illegible]
Eff Adj Area	1,483	Fin Area	[illegible]
		TGA	2,550

LAST REVISION

12/17/92 1:22P

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1	Descrip	Infl 2	Descrip	Infl 3	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
101	ONE FAM	7,260	S	P	SITE	3.41	EA	100							24,800				24,800

Total Acres 0.167 Total Square Feet 7,260 Total 24,800 Total 24,800

OTHER FEAT

Item	# / % #
Baths	1
1/2 Baths	0
Oth.Fixt.	0
Kitchens	1
Fireplaces	1
W S Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	RMS/Unit	BRs/Unit	Floor
1	6	3	

CONDO DATA

Loc	Floor	View

%Own

SUB AREA DETAIL

Sub Area	% Unit	Alt Typ	% Typ	No Ten

CALCULATIONS

Depreciated Value	[illegible]
Basic$/SF	[illegible]
Size Adj	1.0[illegible]
Const Adj	0.[illegible]
Adj$/SF	[illegible]
Plumbing	[illegible]
Fireplaces	1,[illegible]
WS Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	
Sprnk	
Kitchen	[illegible]
Av Total	7[illegible]
GradeFact	1.[illegible]
Neigh Infl	1.[illegible]
Adj Total	7[illegible]
Deprec	23,[illegible]
Depr Total	5[illegible]
SpecFeat	
Final Total	5[illegible]
Fin Area	1,[illegible]
Value/SF	[illegible]

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
3	GARAGE	Y	400	F	D	20	12.62	T	95	300	1	D

Total Yard Items 300 Total Special Features 0

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMMENTS

FRONTAGE 60

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt Av $/SF Av Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj Cost < >	73,600

109 MAP | 11 BLOCK | 0 LOT | 1 CARD | GREENFIELD, MA | $ 90 07/05/94 1:29 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		FEDERAL	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: RUGGERI SEBASTIAN J
Owner 2:
Street: PO BOX 86
City: GREENFIELD
State: MA Zip: 01302 Owner N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.54 ACRES OF LAND MAINLY CLASSIFIED AS COMMERCIAL

PROPERTY FACTORS

Item	Code	Unit %	Item	Descrip
Zoning	LC	100	Utilities 2	SEWER
			3	WATER
			Topo	
Distrct			Street 1	PAVED
			Traffic	

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Assess'd Land Val	Total Assessed
337	0	11,800	0.54	94,100	105,900
Bldg	0	11,800	0.54	94,100	105,900
Total	0	11,800	0.54	94,100	105,900

From: Total Assmnt Per S.F. Finished Area/Card: 0.00 / Parcel: 0.00

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Assess'd Land Val	Total Assessed
92	3	13,700	0	0.00	117,400	131,100
93	3	0	11,800	0.54	94,100	105,900
94	3	0	11,800	0.54	94,100	105,900

PRIOR (OTHER) IDENTIFICATION

109	011+01	2

OTHER ASSESSMENTS

Code	Descrip	No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc
	1509\339	08/01/77	0		

BUILDING DESCRIPTION

Item	Code	Description
Type	94	YARD ITEMS
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Wall Prime		
Wall Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Int Wall Prime		
Int Wall Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

	Depreciation	%
Condition		
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

SKETCH

Patriot Properties Inc.

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
Gross Area		Total	
Bsm Adj Area		Fin Area	

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Infl	Infl %	Infl 1 ± %	Descrip	Infl 2 ± %	Descrip	Infl 3 ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
337	PARKLOT	23,522	S	P	SITE	2.91	CG	100							68,400				68,400
337	PARKLOT	132	F	P	SITE	150.00	CG	100							19,800				19,800
337	PARKLOT	158	F	P	SITE	150.00	CG	100	L-75	LOC					5,900				5,900

Total Acres 0.540 | Total Square Feet: 23,522 | Total 94,100 | Total 94,100

OTHER FEAT

Item	# / %
Baths	
1/2 Baths	
Oth.Fixt.	
Kitchens	
Fireplaces	
W.S.Flues	
Bsmt Gar	
Heat Sys	
Solar HW	
Cent Vac	
% Heated	
% AC	
% Spr	
% Co Wall	

RES BREAKDOWN

No Units	Bsmt Int	Bsmt Ext	Floor

LAST REVISION

02/22/94 1:29P

SUB AREA DETAIL

Sub Area	No Ten

CONDO DATA

Loc	Floor	View
%Own		

CALCULATIONS

Valuation
Basic$/SF
Size Adj
Const Adj
Adj$/SF
Plumbing
Fireplaces
WS Flues
Bsmt Gar
Heating
Cent Vac
Air Cond
Sprnk
Kitchen
Av Total
GradeFact
Neigh Infl
Adj Total
Deprec
Depr Total
SpecFeat
Final Total
Fin Area
Value/SF

COMMENTS

USED BY HARTWIN DODGE

INSPECTION INFO

Date	code	Result	By
03/16/92	14	INSPECTED	300

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	Yr Blt	Unit Price	TMB	% Dep	Sound Value	class	attach
85	PAVING	Y	18,000	A	A	60	0.80	T	60	5,800	3	D
78	LITE-DBL	Y	3	G	G	80	603.75	T	24	1,400	3	D
79	LITE-TPL	Y	2	G	G	80	690.00	T	24	1,000	3	D
77	LITE-SIN	Y	1	G	G	80	431.25	T	24	300	3	D
83	SIGN	Y	328	A	F	70	19.23	T	59	2,600	3	D
84	SIGN-ILU	Y	28	A	A	80	34.06	T	30	700	3	D

Total Yard Items 11,800 | Total Special Features 0

INCOME APPROACH

Typ Sp	Description	R	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
OffSide								

So. Land Credit

Gross Income		Overall Rate		Lease Type	
Vacancy/D.L.		Indicated Value		Rate Adj	
Expenses		Surplus or		Expense Adj	
Reserves		Deficiency (+/-)		Vacancy Adj	
Net Income		Final Value		Value/SF	

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt Av $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj Cost <> 105,900

A-7

109 MAP | 13 BLOCK | 0 LOT | 1 CARD | GREENFIELD, MA | 01/05/79 1:29 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
398	400	FEDERAL	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: RUGGERI SEBASTIAN J
Owner 2:
Street: PO BOX 86
City: GREENFIELD
State: MA Zip: 01302 Own Occ: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.23 ACRES OF LAND MAINLY CLASSIFIED AS COMMERCIAL

PROPERTY FACTORS

Item	Code	%	Item	Descrip
Zoning	LC	100	Utilities 2	SEWER
			Utilities 3	WATER
			Utilities 5	GAS
			Topo	
			Street 1	PAVED
			Traffic	

ASSESSMENT SUMMARY

Use code	Building Value	Yard Items	Land Area (AC)	Assess'd Land Val	Total Assessed
337	0	4,300	0.23	68,900	73,200
Total	0	4,300	0.23	68,900	73,200
Total Parcel	0	4,300	0.23	68,900	73,200

From: Total Assmnt Per S.F. Finished Area/Card 0.00 / Parcel 0.00

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Assess'd Land Val	Total Assessed
92	3	22,300	0	0.00	50,600	72,900
93	3	0	4,300	0.23	68,900	73,200
94	3	0	4,300	0.23	68,900	73,200

PRIOR (OTHER) IDENTIFICATION

109	013	

OTHER ASSESSMENTS

Code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj	Sale Desc
RUGGERI	1509\340	08/04/77		Y		

BUILDING DESCRIPTION

Item	Code	Description
Type	94	YARD ITEMS
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Wall 1st Prime		
Wall 1st Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Wall Int Prime		
Wall Int Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	Depreciation	%
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

SKETCH

Patriot Properties Inc.

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
Gross Area		Total	
Bsc Adj Area		Fin Area	

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neighborhood	Neighborhood Adj	Infl 1 B ± %	Descrip	Infl 2 B ± %	Descrip	Infl 3 B ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
337	PARKLOT	10,125	S	P	SITE	5.84	CG	100							59,100				59,100
337	PARKLOT	65	F	P	SITE	150.00	CG	100							9,800				9,800

Total Acres 0.232 Total Square Feet 10,125 Total 68,900 Total 68,900

Sp. Land Credit

OTHER FEAT

Item	# / % / $
Baths	
1/2 Baths	
Oth.Fixt.	
Kitchens	
Fireplaces	
W.S.Flues	
Bsmt Gar	
Heat Sys	
Solar HW	
Cent Vac	
% Heated	
% AC	
% Spr	
% Co Wall	

RES BREAKDOWN

No Units	Rms/Unit	Bdrm/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

LAST REVISION

12/08/92 1:29P

SUB AREA DETAIL

Sub Area	Unit	Lt	Bk	Bth	Kit	No Ten

CALCULATIONS

Vacancy
Basic$/SF
Size Adj
Const Adj
Adj$/SF
Plumbing
Fireplaces
WS Flues
Bsmt Gar
Heating
Cent Vac
Air Cond
Sprnk
Kitchen
Av Total
GradeFact
Neigh Infl
Adj Total
Deprec
Depr Total
SpecFeat
Final Total
Fin Area
Value/SF

COMMENTS

MARTWIN DODGE

INSPECTION INFO

Date	code	Result	By
03/16/92	14	INSPECTED	300

SPECIAL FEATURES AND YARD ITEMS

code	Description	YIS	Size or Units	qual	cond	yr.blt	Unit Price	TMB	% Dep	Sound Value	class	attach
85	PAVING	Y	2,530	A	A	77	1.56	T	36	2,500	3	D
77	LITE-SIN	Y	1	G	G	85	431.25	T	14	400	3	D
78	LITE-DBL	Y	2	G	G	85	603.75	T	14	1,000	3	D
83	SIGN	Y	70	A	F	60	20.98	T	70	400	3	D

Total Yard Items 4,300 Total Special Features 0

INCOME APPROACH

Type Sp	Description	Fl	Qu	Leased Area	No Tenants	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate		Lease Type	
Vacancy/D.L.		Indicated Value		Rate Adj	
Expenses		Surplus or		Expense Adj	
Reserves		Deficiency (+/-)		Vacancy Adj	
Net Income		Final Value		Value/SF	

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt Av $/SF | Av Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj Cost < >	73,200

109 14 0 1 1 GREENFIELD, MA $ 1 80
MAP BLOCK LOT CARD 07/05/94 1:28 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
402		FEDERAL	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: RUGGERI SEBASTIAN J
Owner 2:
Street: PO BOX 86
City: GREENFIELD
State: MA Zip: 01302 Own Occ: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.36 ACRES OF LAND MAINLY CLASSIFIED AS COMMERCIAL WITH A 1 STORY STORE BUILDING BUILT ABOUT 1940, HAVING PRIMARILY TEX 111 EXTERIOR, CONTAINING 1 POTENTIAL LEASABLE UNITS WITH 3,526 S.F. FINISHED AREA

PROPERTY FACTORS

Item	Code	%	Item	Descrip
Zoning	LC	100	Utilities 2	SEWER
			3	WATER
			5	GAS
			Topo.	
Districts			Street 1	PAVED
			Traffic	

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
325	51,400	4,400	0.36	85,000	140,800
Total	51,400	4,400	0.36	85,000	140,800
Total Prev	51,400	4,400	0.36	85,000	140,800
From	Total Assmnt Per S.F. Finished Area/Card			39.93 / Parcel	39.93

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
93	3	66,500	4,400	0.36	85,000	155,900
94	3	66,500	4,400	0.36	85,000	155,900
94	3	51,400	4,400	0.36	85,000	140,800

PRIOR (OTHER) IDENTIFICATION

109 014

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int
8	W LIEN	104.07	47.81
9	S LIEN	104.07	

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale Desc
RUGGERI	1518\280	10/14/77	25,000	N	

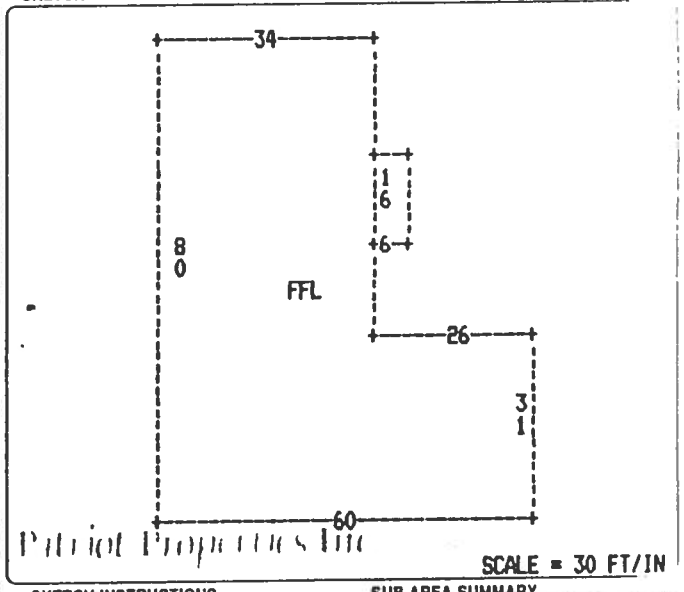
BUILDING DESCRIPTION

Item	Code	Description
Type	78	STORE
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	6	SLAB
Frame	1	WOOD
Wall Ext Prime	19	TEX 111
Wall Ext Sec		
Roof Struct	4	FLAT
Roof Cover	10	ROLLED
Av Ht/Fl	STD	STANDARD
Int Wall Prime	8	PLYWD PANL
Int Wall Sec	5	MINIMUM
Partit.	L	LIGHT
Floors Prime	5	LINO/VINYL
Floors Sec	12	CONCRETE
Electric	3	TYPICAL
Insulation	4	FAIR
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
Kit. Rating	N	Bath Rating A
Int'vs Ext	5	Grade D+
Yr. Built	1940	E.Yr.Bld
All Class		% All Class

DEPRECIATION

Condition	F	Depreciation	44 %
Func OBS			%
Econ OBS			%
Special	NC	NEWCON	0 %
Total Depreciation			44.0 %

SKETCH



SKETCH INSTRUCTIONS

(FFL,L34,D80,R60,U31,L26,U31,
(CNP,R6XD16),U18).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Quali	Undepr Val
CNP	96.0	46.00	4,416
FFL	3526.0	28.53	100,597
Gross Area	3,622	Total	105,013
Fin Area	3,526	Fin Area	3,526
TGA	3,622		

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 ± %	Descrip	Infl 2 ± %	Descrip	Infl 3 ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
325	STORE	15,681	S	P	SITE	4.02	C6	100							63,000				63,000
325	STORE	92	F	P	SITE	150.00	C6	100							13,800				13,800
325	STORE	219	F	P	SITE	150.00	C6	100	L-75	LOC					8,200				8,200
Total Acres		0.360			Total Square Feet						15,682		Total		85,000		Total		85,000

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	1
Oth.Fixt.	0
Kitchens	0
Fireplaces	0
W.S.Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	44
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	Residential	Bldg Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

LAST REVISION

03/23/94 1:28P

SUB AREA DETAIL

Sub Area				No Ten
FFL	100	MHS	50	0

CALCULATIONS

Value	105,013
Basic$/SF	38.00
Size Adj	1.03361
Const Adj	0.83000
Adj$/SF	32.60
Plumbing	3,000
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	-2,449
Cent Vac	0
Air Cond	0
Sprnk	0
Kitchen	0
Av Total	105,564
GradeFact	0.842
Neigh Infl	1.000
Adj Total	88,884
Deprec	39,109
Depr Total	49,775
SpecFeat	1,600
Final Total	51,400
Fin Area	3,526
Value/SF	14.58

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
81	COOLER	S	60	A	A	60	18.67	B	44	600	3	M
81	COOLER	S	120	A	A	60	15.33	B	44	1,000	3	M
77	LITE-SIN	Y	2	A	A	70	375.00	T	50	400	3	D
78	LITE-DBL	Y	1	A	A	70	525.00	T	50	300	3	D
85	PAVING	Y	13,000	A	F	55	0.85	T	70	3,300	3	D
84	SIGN-ILU	Y	20	A	A	70	37.19	T	50	400	3	D
Total Yard Items		4,400					Total Special Features			1,600		

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate		Lease Type	
Vacancy/D.L.		Indicated Value		Rate Adj	
Expenses		Surplus or		Expense Adj	
Reserves		Deficiency (+-)		Vacancy Adj	
Net Income		Final Value		Value SF	

COMMENTS

LIQUOR STORE
CK INT/EXT 1-1-95

INSPECTION INFO

Date	code	Result	By
09/30/91	3	MEAS&INSPCTD	300

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj
Wt Av $/SF		Av Rating		Indicated Value				

ALT. APPROACH

Multiple Regression (M)
Comparable Sales (C)
Income Approach (I)
Market Adj Cost < >
140,800

109 MAP | 15 BLOCK | LOT | 1 CARD | GREENFIELD, MA | 11/01/93 3:28 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
14	16	DICKINSON	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: RUGGERI SEBASTIAN J
Owner 2:
Street: PO BOX 86
City: GREENFIELD
State: MA Zip: 01302 OwnOcc: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.17 ACRES OF LAND MAINLY CLASSIFIED AS RESIDENTIAL WITH A(N) TWO FAMILY BUILDING BUILT ABOUT 1905, HAVING PRIMARILY ASBESTOS EXTERIOR, AND SLATE ROOF COVER, WITH 2 BATHS, 0 HALF BATHS, 2 UNITS, 10 ROOMS, 6 BEDRM

PROPERTY FACTORS

Item	Code	%
Zoning	LC	100
Districts		

Item	Code	Descrip
Utilities	1	SEPTIC
	4	WATER
	5	GAS
Topo		
Street	1	PAVED
Traffic		

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
104	60,900	0	0.17	24,800	85,700
Total Card	60,900	0	0.17	24,800	85,700
Total Parcel	60,900	0	0.17	24,800	85,700
From	Total Assmnt Per S.F. Finished Area/Card			30.69 / Parcel	30.69

PREVIOUS ASSESSMENT(S)

FY	Rc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
92	1	78,900	0	0.00	28,000	106,900
93	1	67,100	0	0.17	24,800	91,900
94	1	60,900	0	0.17	24,800	85,700

PRIOR (OTHER) IDENTIFICATION

109 015

OTHER ASSESSMENTS

Code	Descrip / No	Amount	Com. Int
8	W LIEN	81.36	38.88
9	S LIEN	81.36	
7	DRAIN	395.00	39.55

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc	adj code
	1309\343	08/01/77	0			

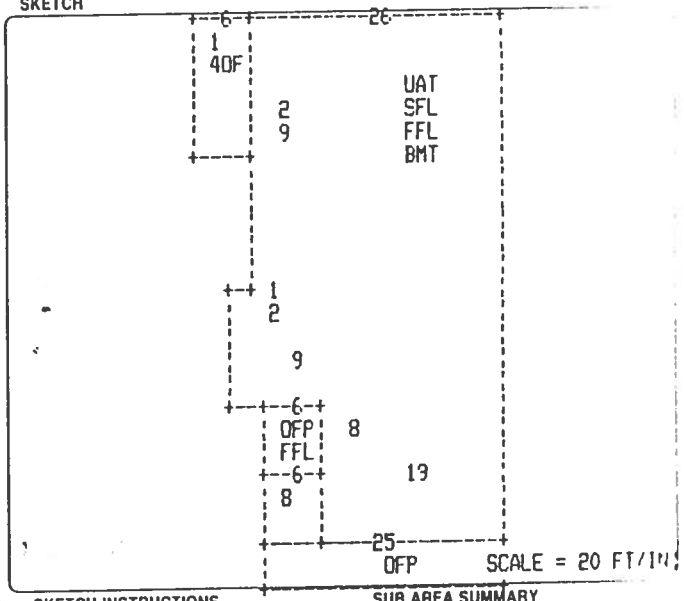
BUILDING DESCRIPTION

Item	Code	Description
Type	12	TWO FAMILY
Story Ht	2A	2+ATTIC
(Liv) Units	2	
Foundtn	3	BRICK/STN
Frame	1	WOOD
Ext Wall Prime	5	ASBESTOS
Ext Wall Sec	3	ALUMINUM
Roof Struct	1	GABLE
Roof Cover	2	SLATE
Av Hi/Fl	STD	STANDARD
Int Wall Prime	2	PLASTER
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	8	AVERAGE
Floors Sec		
Electric	3	TYPICAL
Insulation	4	FAIR
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
Kit Rating	A	Bath Rating A
Int vs Ext	S	Grade C
Yr Built	1905	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	F	Depreciation 38 %
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		38.0 %

SKETCH



SKETCH INSTRUCTIONS

(UAT,SFL,FFL,BMT,L26,(OFP, OFP,L6XD14),D29,L2,D12,R9, (OFP,FFL,L6XD7),D7,(OFP, L6XD8),D8,R19,(OFP,L25XD6), U56).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Cost)	Undepr Val
BMT	1375.0	5.07	6,[illegible]
FFL	1417.0	25.37	35,9[illegible]
OFP	408.0	13.01	5,[illegible]
SFL	1375.0	25.37	34,[illegible]
UAT	412.5	5.07	2,[illegible]
Gross Area	4,987.5	Total	85,[illegible]
Sq Ft	2,792	Fin Area	2,7[illegible]
TGA	5,950		

LAST REVISION

10/22/93 3:24P

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neighb	Neighb Infl	Infl 1	Descrip	Infl 2	Descrip	Infl 3	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
104	TWO FAM	7,500	S	F	SITE	3.31	EA	100							24,800				24,800
Total Acres		0.172			Total Square Feet				7,500		Total				24,800	Total			24,800

OTHER FEAT

Item	# / % #
Baths	2
1/2 Baths	0
Oth Fixt	0
Kitchens	2
Fireplaces	0
W S Flues	0
Bsmt Gar	0
Heat Sys	2
Solar HW	N
Cent Vac	N
% Heated	100
% AC	0
% Spr	0
% Co Wall	0

RES BREAKDOWN

No Units	BNS/Unit	CR/Unit	Rent
2			

CONDO DATA

Loc	Floor	View
%Own		

SUB AREA DETAIL

Sub Area	Use	%	Alt Type	%	Type	No Ten

CALCULATIONS

Undepr Val	85,[illegible]
Basic$/SF	32,[illegible]
Size Adj	0.80355
Const Adj	0.9[illegible]
Adj$/SF	25,[illegible]
Plumbing	9,[illegible]
Fireplaces	
W/S Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	
Sprink	4,[illegible]
Kitchen	99,[illegible]
Av Total	1,[illegible]
GradeFact	1.4[illegible]
Neigh Infl	99,[illegible]
Adj Total	37,[illegible]
Deprec	60,[illegible]
Depr Total	
SpecFeat	60,9[illegible]
Final Total	2,7[illegible]
Fin Area	2,[illegible]
Value/SF	

COMMENTS

FIG 60

INSPECTION INFO

Date	code	Result	By

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
Total Yard Items										0	Total Special Features	0

INCOME APPROACH

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Sp. Land Credit

Gross Income	Overall Rate	Lease Type	
Vacancy/D.L.	Indicated Value	Rate Adj	
Expenses	Surplus or	Expense Adj	
Reserves	Deficiency (+/-)	Vacancy Adj	
Net Income	Final Value	Value/ SF	

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj
Wt Av $/SF			Av Rating				Ind Det Val	

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj Cost	85,700

A-10

109 MAP | 16 BLOCK | 0 LOT | 1 CARD | 1 | GREENFIELD, MA | $ 000 | 07/03/94 1:28 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		DICKINSON	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: RUGGERI SEBASTIAN J
Owner 2:
Street: PO BOX 86
City: GREENFIELD
State: MA Zip: 01302 Owner: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.17 ACRES OF LAND MAINLY CLASSIFIED AS COMMERCIAL

PROPERTY FACTORS

Item	Code	%	Item	Descrip.
Zoning	LC	100	Utilities	A SEPTIC
				3 WATER
				5 GAS
Topo.			Topo.	
Street			Street	1 PAVED
Traffic			Traffic	

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Assess'd Land Val	Total Assessed
390	0	0	0.17	24,800	24,800
131	0	0	0.00	2,200	2,200
Total	0	0	0.17	27,000	27,000
Curr Corrl	0	0	0.17	27,000	27,000

From: Total Assmnt Per S.F. Finished Area/Card 0.00 / Parcel 0.00

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Assess'd Land Val	Total Assessed
92	3	0	0	0.00	4,100	4,100
93	1	0	0	0.17	27,000	27,000
94	1	0	0	0.17	27,000	27,000

PRIOR (OTHER) IDENTIFICATION

109	016	

OTHER ASSESSMENTS

Code	Descrip.	No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr.	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr.		Sale Price	V	Adj. Sale Desc.
NICHOLS	1326\11	11/01/72		0	Y	

BUILDING DESCRIPTION

Item	Code	Description
Type	93	VACNT LAND
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Wall Prime		
Wall Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Int Wall Prime		
Int Wall Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade %
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

	Depreciation	%
Condition		
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

SKETCH

Patriot Properties Inc.

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
		Total	
		Fin Area	

LAND SECTION

Use Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1	Descrip	Infl 2	Descrip	Infl 3	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
390	LAND-C	7,260	S	P	SITE	0.74	EA	100							24,800				24,800
390	LAND-C	60	F	P	SITE	0.74	EA	100							2,200				2,200

Total Acres 0.167 Total Square Feet 7,260 Total 27,000 Total 27,000

OTHER FEAT

Item	# / %	#
Baths		
1/2 Baths		
Oth.Fixt.		
Kitchens		
Fireplaces		
W.S.Flues		
Bsmt Gar		
Heat Sys		
Solar HW		
Cent Vac		
% Heated		
% AC		
% Spr		
% Co Wall		

RES BREAKDOWN

No Units	Rms/Unit	BR/Unit	Floor

LAST REVISION

02/11/94 1:28P

SUB AREA DETAIL

Sub Area					No Ten

CONDO DATA

Loc	Floor	View
%Own		

CALCULATIONS

Unit Price
Basic$/SF
Size Adj
Const Adj
Adj$/SF
Plumbing
Fireplaces
WS Flues
Bsmt Gar
Heating
Cent Vac
Air Cond
Sprnk
Kitchen
Av Total
GradeFact
Neigh Infl
Adj Total
Deprec
Depr Total
SpecFeat
Final Total
Fin Area
Value/SF

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	Yr blt	Unit Price	TNB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate		Lease Type	
Vacancy/D.L.		Indicated Value		Rent Adj	
Expenses		Surplus or		Expense Adj	
Reserves		Deficiency (+/-)		Vacancy Adj	
Net Income		Final Value		Value/ SF	

COMMENTS

INSPECTION INFO

Date	code	Result	By
05/11/92	10	VACANT LOT	300

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost < >	27,000

A-11

109 MAP | 17 BLOCK | 0 LOT | 1 CARD | 1 | GREENFIELD, MA | 07/05/94 1:28 PM

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		DICKINSON	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: RUGGERI SEBASTIAN J
Owner 2:
Street: PO BOX 86
City: GREENFIELD
State: MA Zip: 01302 Own Occ: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.16 ACRES OF LAND MAINLY CLASSIFIED AS RESIDENTIAL

PROPERTY FACTORS

Item	Code	%	Item	Descrip
Zoning	LC	100	Utilities	A SEPTIC
				3 WATER
				5 GAS
Districts			Topo	
			Street 1	PAVED
			Traffic	

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
131	0	0	0.16	26,900	26,900
Total Bldg	0	0	0.16	26,900	26,900
Total Parcel	0	0	0.16	26,900	26,900
From: Total Assmnt Per S.F. Finished Area/Card				0.00 / Parcel	0.00

PREVIOUS ASSESSMENT(S)

FY	Fc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
92	3	0	0	0.00	4,100	4,100
93	1	0	0	0.16	26,900	26,900
94	1	0	0	0.16	26,900	26,900

PRIOR (OTHER) IDENTIFICATION

109	017

OTHER ASSESSMENTS

Code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc
	1509\344	08/01/77	0		

BUILDING DESCRIPTION

Item	Code	Description
Type	93	VACNT LAND
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Wall Ext Prime		
Wall Ext Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Int Wall Prime		
Int Wall Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	Depreciation	%
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

SKETCH

Patriot Prop. Inc.

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Val
Gross Area		Total	
Bsm Adj		Fin Area	

LAND SECTION

Use Code	Descrip	No. Of Units	Lot Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Mod	Infl 1	Descrip	Infl 2	Descrip	Infl 3	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
390	LAND-C	7,140	S	P	SITE	0.74	EA	100							24,700				24,700
390	LAND-C	60	F	P	SITE	0.74	EA	100							2,200				2,200

Total Acres 0.160 | Total Square Feet 6,969 | Total 26,900 | Total 26,900

OTHER FEAT

Item	# / %	#
Baths		
1/2 Baths		
Oth.Fixt.		
Kitchens		
Fireplaces		
W S.Flues		
Bsmt Gar		
Heat Sys		
Solar HW		
Cent Vac		
% Heated		
% AC		
% Spr		
% Co Wall		

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

LAST REVISION

02/11/94 1:28P

SUB AREA DETAIL

Sub Area	% Bsmt	Bsmt Typ	No Ten

CALCULATIONS

Unit Price
Basic$/SF
Size Adj
Const Adj
Adj$/SF
Plumbing
Fireplaces
WS Flues
Bsmt Gar
Heating
Cent Vac
Air Cond
Sprnk
Kitchen
Av Total
GradeFact
Neigh Infl
Adj Total
Deprec
Depr Total
SpecFeat
Final Total
Fin Area
Value/SF

CONDO DATA

Loc	Floor	View
%Own		

COMMENTS

INSPECTION INFO

Date	code	Result	By
03/16/92	10	VACANT LOT	300

SPECIAL FEATURES AND YARD ITEMS

code	Description	Y/S	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items | Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
OtRide								

Gross Income	Overall Rate	Lease Type	
Vacancy/D.L.	Indicated Value	Rate Adj	
Expenses	Surplus or Deficiency (+/-)	Expense Adj	
Reserves		Vacancy Adj	
Net Income	Final Value	Value/ SF	

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost < >	26,900

Wells Street Site

PROPERTY LOCATION

No.	Alt. No.	Name	Way
142		MAIN	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: WINER BORTON C
Owner 2:
Street: 277 MAIN STREET
City: GREENFIELD
State: MA Zip: 01301 OwnOcc: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.20 ACRES OF LAND
MAINLY CLASSIFIED AS COMMERCIAL
WITH A 1 STORY STORE BUILDING
BUILT ABOUT 1940, HAVING PRIMARILY
BRICK EXTERIOR, CONTAINING
POTENTIAL LEASABLE UNITS
WITH 7,650 S.F. FINISHED AREA

PROPERTY FACTORS

Code	%	Item	Descrip
CC	100	Utilities 2	SEWER
		Utilities 3	WATER
		Utilities 5	GAS
		Topo	
		Street 1	PAVED
		Traffic	

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
322	148,100	0	0.20	65,700	213,800
Total Card	148,100	0	0.20	65,700	213,800
Total Parcel	148,100	0	0.20	65,700	213,800
From	Total Assmnt Per S.F. Finished Area/Card			27.95 / Parcel	27.95

PREVIOUS ASSESSMENT(S)

FY	Cd	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
93	3	378,100	3,700	0.43	95,800	477,600
94	3	330,500	3,700	0.43	95,800	430,400
95	3	148,100	0	0.20	65,700	213,800

PRIOR (OTHER) IDENTIFICATION

058	056	

BUILDING PERMITS

Mo	Yr	Number	Description	Amount
07	93	74	REMODEL	70,000

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	S.L.I. code	Sale Price	V	Adj Sale / Desc	adj code
	LCD#2072	06/01/63		170,000	N		

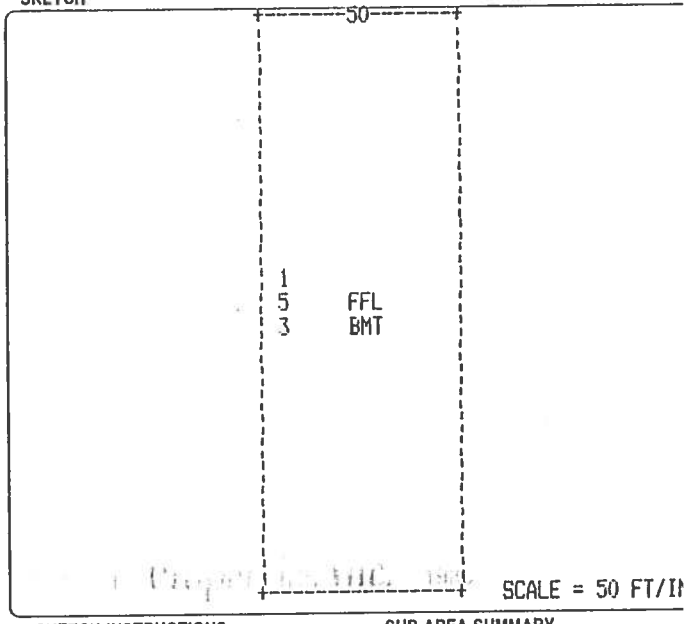
BUILDING DESCRIPTION

Item	Code	Description
Type	78	STORE
Story Ht	1	STORY
(Liv) Units	1	
Foundtn	1	CONCRETE
Frame	1	WOOD
Ext Wall Prime	7	BRICK
Ext Wall Sec		
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	STD	STANDARD
Int Wall Prime	2	PLASTER
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	3	HARDWOOD
Floors Sec	4	CARPET
Electric	3	TYPICAL
Insulation	4	FAIR
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
Kit Rating	N	Bath Rating F
Int vs Ext	S	Grade C
Yr Built	1940	E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	F	Depreciation	44 %
Func OBS			%
Econ OBS	D	DEMAND	10 %
Special	NC	NEWCON	0 %
Total Depreciation			49.6 %

SKETCH



SKETCH INSTRUCTIONS

(FFL,BMT,L50,D153,R50,U153).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Valu
BMT	7650.0	6.09	46,58
FFL	7650.0	30.46	233,01
Gross Area	15,300	Total	279,60
Size Adj	7,650	Fin Area	7,65
TGA	15,300		

LAND SECTION

Code	Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
2	DISC ST	8,812	S	P	SITE	6.60	CG	100										58,200				58,200
2	DISC ST	50	F	P	SITE	150.00	CG	100										7,500				7,500
Total Acres		0.202			Total Square Feet							8,812		Total				65,700	Total			65,700

OTHER FEAT

Item	# / % #
Baths	0
1/2 Baths	3
Oth Fixt.	1
Kitchens	0
Fireplaces	0
W S Flues	0
Bsmt Gar	0
Heat Sys	1
Solar HW	N
Cent Vac	N
% Heated	100
% AC	100
% Spr	0
% Co Wall	32

RES BREAKDOWN

No Units	RMS/Unit	BRU/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

LAST REVISION

08/24/94 6:23A

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr Value/Un	279,60
Basic$/SF	38.0
Size Adj	0.8807
Const Adj	0.9100
Adj$/SF	30.4
Plumbing	9,50
Fireplaces	
WS Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	4,67
Sprink	
Kitchen	
Av Total	293,78
GradeFact	1.00
Neigh Infl	1.00
Adj Total	293,78
Deprec	145,71
Depr Total	148,06
SpecFeat	
Final Total	148,10
Fin Area	7,65
Value/SF	19.3

SPECIAL FEATURES AND YARD ITEMS

Description	Y/S	Size or Units	qual	cond	Yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach
Total Yard Items									0		
Total Special Features									0		

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or Deficiency (+/-)	Expense Adj
Reserves		Final Value	Vacancy Adj
Net Income			Value/ SF

COMMENTS

MC CLEELANS

INSPECTION INFO

Date	code	Result	By
11/01/91	3	MEAS&INSPCTD	300

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av $/SF | Av. Rating | Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost (C)	213,800

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		MAIN	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: COHN SIMON L
Owner 2: CHARLES R
Street: 1 FEDERAL ST
City: GREENFIELD
State: MA Zip: 01301 OwnOcc: N

NARRATIVE DESCRIPTION

THIS LAND HAS 0.38 ACRES OF LAND
MAINLY CLASSIFIED AS COMMERCIAL

PROPERTY FACTORS

Item	Code	Descrip
CC	100	
Utilities	E	SEWER
	W	WATER
	G	GAS
Topo		
Street	1	PAVED
Traffic		

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
337	0	9,200	0.38	110,300	119,500
Total	0	9,200	0.38	110,300	119,500
Total Sq Ft/Card	0	9,200	0.38	110,300	119,500

From Total Assmnt Per S.F. Finished Area/Card 0.00 / Parcel 0.00

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
93	3	0	9,200	0.38	110,300	119,500
94	3	0	9,200	0.38	110,300	119,500
95	3	0	9,200	0.38	110,300	119,500

PRIOR (OTHER) IDENTIFICATION

038 037

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	v	Adj Sale / Desc
		12/31/40	0		

BUILDING DESCRIPTION

Item	Code	Description
Type	94	YARD ITEMS
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Ext Wall Prime		
Ext Wall Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Int Wall Prime		
Int Wall Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	Depreciation	%
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

SKETCH

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Valu
Gross Area		Total	
Bsmt Adj Area		Fin Area	

LAND SECTION

Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1	Descrip	Infl 2	Descrip	Infl 3	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
PARKLOT	16,615	S	F	SITE	3.83	CG	100							63,600				63,600
PARKLOT	346	F	P	SITE	150.00	CG	100	S-10	SHAPE					46,700				46,700

Total Acres 0.381 Total Square Feet 16,615 Total 110,300 Total 110,300

OTHER FEAT

Item	# / %	#
Baths		
1/2 Baths		
Oth Fixt.		
Kitchens		
Fireplaces		
W.S Flues		
Bsmt Gar		
Heat Sys		
Solar HW		
Cent Vac		
% Heated		
% AC		
% Spr		
% Co Wall		

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

CONDO DATA

Loc	Floor	View

%Own

LAST REVISION

02/12/95 6:24A

SUB AREA DETAIL

Sub Area	% Unit	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)
Basic$/SF
Size Adj
Const Adj
Adj$/SF
Plumbing
Fireplaces
WS Flues
Bsmt Gar
Heating
Cent Vac
Air Cond
Sprink
Kitchen
Av Total
GradeFact
Neigh Infl
Adj Total
Deprec
Depr Total
SpecFeat
Final Total
Fin Area
Value/SF

SPECIAL FEATURES AND YARD ITEMS

Description	Y/S	Size or Units	qual	cond	Yr blt	Unit Price	TMB	% Dep	Sound Value	Subclass	Extract
PAVING	Y	16,000	A	A	80	0.82	T	30	9,200		

Total Yard Items 9,200 Total Special Features 0

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type	
Vacancy/D.L.	Indicated Value	Rate Adj	
Expenses	Surplus or	Expense Adj	
Reserves	Deficiency (+/-)	Vacancy Adj	
Net Income	Final Value	Value/ SF	

COMMENTS

47 METERED SPACES

INSPECTION INFO

Date	code	Result	By
10/28/91	10	VACANT LDT	300

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost	119,500

PROPERTY LOCATION

Loc. No.	Alt. No.	Name	Way
57		WELLS	ST

OWNERSHIP AND MAILING INFORMATION

WELLS CENTER LTD PARTNERSHIP

488 COMMONWEALTH AVE

BOSTON

MA Zip 02215 OwnOcc N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.58 ACRES OF LAND
ONLY CLASSIFIED AS COMMERCIAL
WITH A 3 STORY WAREHOUSE BUILDING
BUILT ABOUT 1917, HAVING PRIMARILY
BRICK EXTERIOR, CONTAINING
POTENTIAL LEASABLE UNITS
WITH 33,282 S.F. FINISHED AREA

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
340	190,400	0	0.58	78,700	269,100
Total Bldg	190,400	0	0.58	78,700	269,100
Total Parcel	190,400	0	0.58	78,700	269,100
From	Total Assmnt Per S.F. Finished Area/Card			8.09 / Parcel	8.09

PREVIOUS ASSESSMENT(S)

FY	%	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
93	3	190,400	0	0.58	78,700	269,100
94	3	190,400	0	0.58	78,700	269,100
95	3	190,400	0	0.58	78,700	269,100

PRIOR (OTHER) IDENTIFICATION

038 034A

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

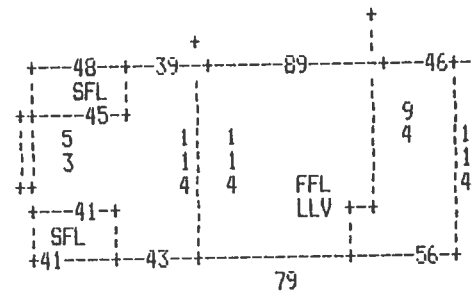
SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc	adj code
	2065/055	02/01/87	250,000	N		

BUILDING DESCRIPTION

Item	Code	Description
Type	43	WAREHOUSE
Story Ht	3	STORIES
(Liv) Units	1	
FoundIn	1	CONCRETE
Frame	2	STEEL
Ext Wall Prime	7	BRICK
Ext Wall Sec	24	REIN.CONCR
Roof Struct	4	FLAT
Roof Cover	4	TAR&GRAVEL
Av Ht/Fl	8	FEET
Int Wall Prime	5	MINIMUM
Int Wall Sec		
Partit	T	TYPICAL
Floors Prime	12	CONCRETE
Floors Sec	3	HARDWOOD
Electric	5	MINIMAL
Insulation	1	NONE
Heat Fuel	5	NONE
Heat Type	8	NONE
Kit Rating	N	Bath Rating N
Int vs Ext	S	Grade C
Yr Built	1917	E.Yr.Blt
Alt Class		% Alt Class

SKETCH



SCALE = 100 FT/I

PROPERTY FACTORS

Code	%	Item	Descrip
CC	100	Utilities	SEWER
			WATER
			GAS
		Topo	
		Street	PAVED
		Traffic	

DEPRECIATION

Condition	P	Depreciation	56 %
Func OBS	P	XS DPR 20 %	
Econ OBS	B	DEMAND 50 %	
Special	NC	NEWCON 0 %	
Total Depreciation			82.4 %

SKETCH INSTRUCTIONS

(FFL,L46,(FFL,LLV,L89,(SFL,
FFL,LLV,L39,(SFL,LLV,
L48XD30),D30,L45,(LDK,
L8XD32),D53,(SFL,FFL,LLV,BMT,
R41XD31),R41,D31,R43,U114),
D114,R79,U20,R10,U94),D94,
L10,D20,R56,U114).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Value
BMT	1271.0	2.75	3,495
FFL	23616.0	13.75	324,720
LDK	256.0	13.37	3,423
LLV	19612.0	3.44	67,465
SFL	9666.0	13.75	132,908
Gross Area	54,421	Total	532,011
Size Adj	33,282	Fin Area	33,282
Area	54,421		

LAND SECTION

Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 B ± %	Descrip	Infl 2 B ± %	Descrip	Infl 3 B ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
OFFICE	25,439	S	P	SITE	2.30	CA	100							58,500				58,500
OFFICE	231	F	P	SITE	87.50	CA	100							20,200				20,200

Total Acres 0.584 Total Square Feet 25,439 Total 78,700 Total 78,700

OTHER FEAT

Item	#	%	#
Baths	0		
1/2 Baths	0		
Oth.Fixt.	0		
Kitchens	0		
Fireplaces	0		
W.S.Flues	0		
Bsmt Gar	0		
Heat Sys	N		
Solar HW	N		
Cent Vac	0		
% Heated	0		
% AC	0		
% Spr	65		
% Co Wall	0		

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

CONDO DATA

Loc	Floor	View

%Own

LAST REVISION

02/14/93 6:24A

SUB AREA DETAIL

Sub Area	% Usbl	Alt Type	% Type	No Ten

CALCULATIONS

Undepr Value	532,011
Basic$/SF	23.50
Size Adj	0.78005
Const Adj	0.75000
Adj$/SF	13.75
Plumbing	0
Fireplaces	0
WS Flues	0
Bsmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	8,978
Kitchen	0
Av Total	540,989
GradeFact	1.000
Neigh Infl	1.000
Adj Total	540,989
Deprec	350,561
Depr Total	190,428
SpecFeat	0
Final Total	190,400
Fin Area	33,282
Value/SF	5.72

COMMENTS

NC-LK STATUS0F DEMO FY96
BLDG GUTTED FOR ASBESTOS
REMOVAL 15390 SP EST BLT
1952
RAIZED 2-96

INSPECTION INFO

Date	code	Result	By
10/24/91	3	MEAS&INSPCTD	300
03/08/94	14	INSPECTED	150

SPECIAL FEATURES AND YARD ITEMS

Description	Y/S	Size or Units	qual	cond	Yr Blt	Unit Price	TMB	% Dep	Sound Value	Length	Width

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/S/F or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
O/Ride								Rptd Total

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or Deficiency (+/-)	Expense Adj
Reserves		Final Value	Vacancy Adj
Net Income			Value/ SF

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost (C)	269,100

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		WELLS	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: GREENFIELD TOWN OF
Owner 2:
Street: 14 COURT SQUARE
City: GREENFIELD
State: MA Zip: 01301 OwnOcc: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.49 ACRES OF LAND
MAINLY CLASSIFIED AS EXEMPT

ASSESSMENT SUMMARY

Use code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
903	0	0	0.49	59,500	59,500
Total Card	0	0	0.49	59,500	59,500
Total Parcel	0	0	0.49	59,500	59,500

From Total Assmnt Per S.F. Finished Area/Card 0.00 / Parcel 0.00

PREVIOUS ASSESSMENT(S)

FY	Tc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
93	9	0	0	0.49	59,500	59,500
94	9	0	0	0.49	59,500	59,500
95	9	0	0	0.49	59,500	59,500

PRIOR (OTHER) IDENTIFICATION

058	036	

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

BUILDING DESCRIPTION

Item	Code	Description
Type	93	VACNT LAND
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Ext Wall	Prime	
	Sec	
Roof	Struct	
	Cover	
Av Ht/Fl		
Int Wall	Prime	
	Sec	
Partit		
Floors	Prime	
	Sec	
Electric		
Insulation		
Heat	Fuel	
	Type	
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

SKETCH

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Valu
Gross Area		Total	
Size Adj Area		Fin Area	

PROPERTY FACTORS

Code	%	Item	Descrip
CC	100	Utilities 1	SEWER
		3	WATER
		5	GAS
		Topo	
		Street 1	PAVED
		Traffic	

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc	adj code
		12/31/40	0			

DEPRECIATION

Condition	Depreciation	%
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

LAND SECTION

Descrip	No. Of Units	Unit Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1 code	± %	Descrip	Infl 2 code	± %	Descrip	Infl 3 code	± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
MUNICPL	21,200	S	F	SITE	2.60	CA	100										55,100				55,100
MUNICPL	50	F	F	SITE	87.50	CA	100										4,400				4,400
Total Acres	0.487			Total Square Feet	21,200											Total	59,500			Total	59,500

OTHER FEAT

Item	# / %	#
Baths		
1/2 Baths		
Oth Fixt.		
Kitchens		
Fireplaces		
W S Flues		
Bsmt Gar		
Heat Sys		
Solar HW		
Cent Vac		
% Heated		
% AC		
% Spr		
% Co Wall		

RES BREAKDOWN

No Units	RMS/Unit	BRA/Unit	Floor

LAST REVISION 01/24/93 6:25A

SUB AREA DETAIL

Sub Area	% Usd	Alt Type	% Type	No Ten

CALCULATIONS

Undepr. Value (Av)	
Basic$/SF	
Size Adj	
Const Adj	
Adj$/SF	
Plumbing	
Fireplaces	
WS Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	
Sprink	
Kitchen	
Av Total	
GradeFact	
Neigh Infl	
Adj Total	
Deprec	
Depr Total	
SpecFeat	
Final Total	
Fin Area	
Value/SF	

CONDO DATA

Loc	Floor	View
%Own		

COMMENTS

INSPECTION INFO

Date	code	Result	By

SPECIAL FEATURES AND YARD ITEMS

Description	YRS	Size or Units	qual	cond	yr bt	Unit Price	TMB	% Dep	Sound Value	class	attach
Total Yard Items						Total Special Features					

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj
Wt. Av. $/SF		Av. Rating		Indicated Value				

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost	59,500

PROPERTY LOCATION

No.	Alt. No.	Name	Way
		WELLS	51

OWNERSHIP AND MAILING INFORMATION

Owner 1: GREENFIELD TOWN OF
Owner 2:
Street: LEGION AVE LAYOUT
City: GREENFIELD
State: MA Zip: 01301 OwnOcc: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.17 ACRES OF LAND
MAINLY CLASSIFIED AS EXEMPT

PROPERTY FACTORS

Item	Code	%	Descrip
	CC	100	
Utilities	2		SEWER
	3		WATER
	5		GAS
Topo			
Street	1		PAVED
Traffic			

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
903	0		0.17	50,100	50,100
Total Sum	0	0	0.17	50,100	50,100
Total Div/Cm	0	0	0.17	50,100	50,100

From Total Assmnt Per S.F. Finished Area/Card 0.00 / Parcel 0.00

PREVIOUS ASSESSMENT(S)

FY	Yr	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
93	9	0	0	0.17	50,100	50,100
94	9	0	0	0.17	50,100	50,100
95	9	0	0	0.17	50,100	50,100

PRIOR (OTHER) IDENTIFICATION

058 037

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V	Adj Sale / Desc	adj code
	972/93	04/01/52	0			

BUILDING DESCRIPTION

Item	Code	Description
	93	VACNT LAND
Type		
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Ext Wall	Prime	
	Sec	
Roof	Struct	
	Cover	
Av Ht/Fl		
Int Wall	Prime	
	Sec	
Partit		
Floors	Prime	
	Sec	
Electric		
Insulation		
Heat	Fuel	
	Type	
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	Depreciation %
Func OBS	%
Econ OBS	%
Special	%
Total Depreciation	%

SKETCH

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Val
Gross Area		Total	
Size Adj Area		Fin Area	

LAND SECTION

Code	Descrip	No. Of Units	Alt Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Infl	Infl 1	Descrip	Infl 2	Descrip	Infl 3	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
03	MUNICPL	7,425	S	P	SITE	5.97	CA	100							44,300				44,300
03	MUNICPL	66	F	P	SITE	87.50	CA	100							5,800				5,800

Total Acres 0.170 Total Square Feet 7,425 Total 50,100 Total 50,100

OTHER FEAT

Item	# / % #
Baths	
1/2 Baths	
Oth Fixt.	
Kitchens	
Fireplaces	
W.S Flues	
Bsmt Gar	
Heat Sys	
Solar HW	
Cent Vac	
% Heated	
% AC	
% Spr	
% Co Wall	

RES BREAKDOWN

No Units	RMS/Unit	BR/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

LAST REVISION 01/24/95 6:25A

SUB AREA DETAIL

Sub Area	% Usb	Alt Type	% Type	No Ten

CALCULATIONS

Undepr Value	
Basic$/SF	
Size Adj	
Const Adj	
Adj$/SF	
Plumbing	
Fireplaces	
WS Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	
Sprink	
Kitchen	
Av Total	
GradeFact	
Neigh Infl	
Adj Total	
Deprec	
Depr Total	
SpecFeat	
Final Total	
Fin Area	
Value/SF	

SPECIAL FEATURES AND YARD ITEMS

code	Description	YIS	Size or Units	qual	cond	yr blt	Unit Price	TMB	% Dep	Sound Value	class	attach

Total Yard Items Total Special Features

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Ten	Rent/SF pr Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income		Overall Rate	Lease Type
Vacancy/D.L.		Indicated Value	Rate Adj
Expenses		Surplus or	Expense Adj
Reserves		Deficiency (+/-)	Vacancy Adj
Net Income		Final Value	Value/ SF

COMMENTS

PARKING LOT

INSPECTION INFO

Date	code	Result	By

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt. Av. $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)	
Comparable Sales (C)	
Income Approach (I)	
Market Adj. Cost	50,100

A-18

MAP BLOCK LOT CARD GREENFIELD, MA 14/ 6:26 AM

PROPERTY LOCATION

No	Alt. No.	Name	Way
		WELLS	ST

OWNERSHIP AND MAILING INFORMATION

Owner 1: KNAPP GILBERT D
Owner 2:
Street: 30 ORCHARD ST
City: GREENFIELD
State: MA Zip: 01301 OwnOcc: N

NARRATIVE DESCRIPTION

THIS CARD HAS 0.43 ACRES OF LAND MAINLY CLASSIFIED AS COMMERCIAL

PROPERTY FACTORS

Item	Code	%
	LC	100

Item	Descrip
Utilities Street	SEWER
	WATER
	GAS
Topo	
Street	1 PAVED
Traffic	

ASSESSMENT SUMMARY

Use Code	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
337	0	10,400	0.43	69,000	79,400
Total Card	0	10,400	0.43	69,000	79,400
Total Parcel	0	10,400	0.43	69,000	79,400

From: Total Assmnt Per S.F. Finished Area/Card 0.00 / Parcel 0.00

PREVIOUS ASSESSMENT(S)

FY	Rc	Building Value	Yard Items	Land Area (AC)	Asses'd Land Val	Total Assessed
93	3	0	10,400	0.43	69,000	79,400
94	3	0	10,400	0.43	69,000	79,400
95	3	0	10,400	0.43	69,000	79,400

PRIOR (OTHER) IDENTIFICATION

058 058+59+ 60

OTHER ASSESSMENTS

code	Descrip / No	Amount	Com. Int

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Rel. Code	Sale Price	V	Adj Sale / Desc	adj code
	1926/59	12/01/86		0			

BUILDING DESCRIPTION

Item	Code	Description
Type	94	YARD ITEMS
Story Ht		
(Liv) Units		
Foundtn		
Frame		
Ext Wall Prime		
Ext Wall Sec		
Roof Struct		
Roof Cover		
Av Ht/Fl		
Int Wall Prime		
Int Wall Sec		
Partit		
Floors Prime		
Floors Sec		
Electric		
Insulation		
Heat Fuel		
Heat Type		
Kit Rating		Bath Rating
Int vs Ext		Grade
Yr Built		E.Yr.Blt
Alt Class		% Alt Class

DEPRECIATION

Condition	Depreciation	%
Func OBS		%
Econ OBS		%
Special		%
Total Depreciation		%

SKETCH

SKETCH INSTRUCTIONS

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Av Qual)	Undepr. Val
Gross Area		Total	
Size Adj Area		Fin Area	

LAND SECTION

Code	Descrip	No. Of Units	Land Typ	Land Typ	Descrip	Unit Price	Neigh	Neigh Influ	Infl 1 B ± %	Descrip	Infl 2 B ± %	Descrip	Infl 3 B ± %	Descrip	Market Value	Alt Class	%	Special Land % or $/AC	Assessed Value
337	PARKLOT	18,614	S	F	SITE	2.86	CA	100							53,200				53,200
337	PARKLOT	181	F	F	SITE	87.50	CA	100							15,800				15,800

Total Acres: 0.427 Total Square Feet: 18,614 Total: 69,000 Total: 69,000

OTHER FEAT

Item	# / % #
Baths	
1/2 Baths	
Oth.Fixt.	
Kitchens	
Fireplaces	
W.S Flues	
Bsmt Gar	
Heat Sys	
Solar HW	
Cent Vac	
% Heated	
% AC	
% Spr	
% Co Wall	

RES BREAKDOWN

No Units	RMS/Unit	BRU/Unit	Floor

CONDO DATA

Loc	Floor	View
%Own		

LAST REVISION

10/25/93 6:26A

SUB AREA DETAIL

Sub Area	% Usd	Alt Type	% Type	No Ten.

CALCULATIONS

Undepr Val	
Basic$/SF	
Size Adj	
Const Adj	
Adj$/SF	
Plumbing	
Fireplaces	
WS Flues	
Bsmt Gar	
Heating	
Cent Vac	
Air Cond	
Sprink	
Kitchen	
Av Total	
GradeFact	
Neigh Infl	
Adj Total	
Deprec	
Depr Total	
SpecFeat	
Final Total	
Fin Area	
Value/SF	

SPECIAL FEATURES AND YARD ITEMS

Code	Description	VIS	Size or Units	Qual	Cond	Yr Blt	Unit Price	TMB	% Dep	Sound Value	Class	Extract
85	PAVING	Y	18,614	A	A	80	0.80	T	50	10,400	3	D

Total Yard Items: 10,400 Total Special Features: 0

INCOME APPROACH

Sp. Land Credit

Typ Sp	Description	Fl	Qu	Leased Area	No Tgn	Rev/SF or Mo	Economic Income	Reported Income
								Rptd Heat/Utility
								Rptd Management
								Rptd Insurance
								Rptd Repairs/Maint
								Rptd Total
O/Ride								

Gross Income	Overall Rate	Lease Type
Vacancy/D	Indicated Value	Rate Adj
Expenses	Surplus or Deficiency (+/-)	Expense Adj
Reserves	Final Value	Vacancy Adj
Net Income		Value/ SF

COMMENTS

PARKING FOR KNAPPS

INSPECTION INFO

Date	code	Result	By
10/29/91	10	VACANT LOT	300

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

Wt Av $/SF Av. Rating Indicated Value

ALT. APPROACH

Multiple Regression (M)

Comparable Sales (C)

Income Approach (I)

Market Adj. Cost 79,400

JUSTER ▪ POPE ▪ FRAZIER

Architecture ▪ Planning
9 Ashfield Street
Shelburne Falls, Massachusetts 01370
413/625-2572
413/625-2872 (FAX)

Appendix B - Needs Assessment Study
Completed January 24, 1994

GREENFIELD FIRE STATION NEEDS ASSESSMENT STUDY

January 24, 1994

Backround

Greenfield's existing fire station was built in 1936 to standards for fire equipment and apparatus which have changed significantly in the past fifty years. Modern equipment is now wider and heavier which has stretched the stations ability to accommodate the needs for the Fire Department. In physical terms the apparatus squeezes through doors which are barely wider than the apparatus and overhead clearances above apparatus are woefully inadequate and substandard. The net result being delayed response time in emergencies and increased potential for damage to facilities and apparatus. Within the building itself the space constraints continue with low headroom and minimal space side to side prohibiting work on the apparatus. Current standards for facilities favor doors on both ends of apparatus rooms for immediate access to each piece of apparatus. This is not the case nor is it feasible with the current facility.

Following meetings with Chief Mackenzie and DPW Engineering Superintentent Larry Petrin, conversations with the Planning Office and review of data provided the town by Metcalf and Eddy in their Water Pollution Control Plant Facilites Plan Final Report, the following needs assessment study was developed. Planning a new facility to meet current and future needs of the town entails consideration of several factors. These include evaluation of current trends, projections for future growth, analysis of growth and development historically and definition of physical needs for the department.

Brief History

Historical population data indicates the population of Greenfield in 1940 (shortly after completion of the existing station) was 15, 000. Industry was centrally located with GTD and Millers Falls Tool facilities within walking distance of the central business district. Over the next twenty years the post war baby boom increased the population by 15%. Since 1960 the town population stabilized with modest fluctuations between 18,000 and 19,000. In the 70's, local control of industry was lost with the purchase by larger corporations of both GTD and Millers Falls Tool resulting in the relocation of operations outside of the town. While population stabilized and industry exited, housing starts continued as family size decreased. Commercial development extended along major arteries and the town was bisected by the construction of Interstate 91 and Route 2 By-Pass.

Over these years Greenfield's Fire Protection needs were addressed by the Main Street Station and the Brookside volunteer fire company located in the north end of Country Club Road. The Brookside facility was closed in March of 1990. Since that time the Main Street Station has served as the sole facility.

A Look Ahead

Greenfield's Planning Department has indicated that the town is considering initiatives which will encourage growth in three areas: industrial development in the Industrial Park at Adams Road, adaptive re-use of vacated mill buildings along the Green River south of Main Street, and commercial revitalization of the downtown area. In addition subdivisions for new housing units are approved for the north end of town off of Log Plain Road East and near the Greenfield Community College. Open space in the meadows (Colrain and Plain Roads) could succumb to development pressure as farming operations become less viable.

Population increases projected by the Franklin County Planning Office through the next decade are expected to be less than 1 percent. Projecting the established trend since the sixties into the next half century would suggest that Greenfield's population is unlikely to experience any rapid growth and will likely remain between 18,000 and 20,000 residents.

Factors affecting Fire Protection

There are several factors which affect the level of fire protection provided by a community. For many years insurance underwriters, governmental agencies and fire service organizations have sought to develop standards for evaluating fire service. NFPA (National Fire Protection Association) appointed a Select Committee to evaluate criteria for service levels of fire departments in 1990. The current rating system used by many communities including Greenfield is a grading system administered by the Insurance Service Organization (ISO). The rating system becomes a basis for establishing primarily commercial insurance rates within a community and may affect residential rates as well. The National Board of Fire Underwriters (Now the American Insurance Association) have issued engineering bulletins for establishing fire department standards, however, the last bulletin was issued in January of 1963. The role of the Select Committee established by NFPA was to provide discussion between the numerous agencies and attempt to develop some consistency in development of standards. The rating system developed by ISO has become the basis for developing a Fire Rating Suppression Schedule. The criteria weights three areas in establishing a rating. These include water supply, fire department and fire alarm systems. Greenfield was last rated in December of 1992 and received a rating of 5 on a scale of 1 to 10 with 1 being the ideal and 10 being none. The only criteria related to facilities in the grading system has to do with distribution of fire companies. The remaining criteria for fire departments relate to equipment, man power and training.

Geographic Site Criteria

In an optimum situation, ISO suggests, a fire company should be located within 2-1/2 miles of any structure in town. In Greenfield, this would not be easily accomplished without multiple facilities. Therefore, some risk assessment needs to be evaluated in establishing site criteria. The town is divided by railways, limited access highways and a river which create limited opportunities for access by fire apparatus to certain parts of the town. East Greenfield is isolated from the rest of town with Mountain Road

connecting to the east end of Maple Street and Montague City Road extending to the southern end of Deerfield Street. Deerfield Street and neighborhoods to the southwest can only be accessed via the Bank Row, River Street and Washington Street underpasses of the B&M railroad. Western parts of town are accessed by the Route 2 Rotary, Colrain Street and Leyden Road overpasses of Route 91. Northern parts of town are accessed by Country Club Road, Bernardston Road and Adams Road. Prudent planning would suggest coverage should be provided for areas of anticipated commercial and industrial development. This would favor a site located in the vicinity of Federal and Pierce Streets. (See Map 1)

Broader coverage could be provided with a main station and sub-station. Two stations have significant financial implications. It requires some duplication of facilities and equipment. If two stations are considered, a site on River Street would provide coverage for the entire town north as far as the Route 2 By-Pass with a sub-station located in the northern part of town in the vicinity of Severance Street. In essence, re-establishing the Brookside station. (See Map 2) While two stations may appear on the surface to provide a superior level of fire protection, the fact of the matter is that two stations will only marginally provide a better service rating. Fire company distribution accounts for only 4% of a communities overall rating. Increasing fire fighting personnel, for example, would have a greater impact on the service rating than distribution of facilities.

Since multiple stations would not significantly improve the level of fire protection and would require greater financial commitment for facility operating expenses than a single facility, the following program for a new central facility was developed with provisions for expanding staffing levels to include an additional watch. Using general planning and programming requirements for fire stations of similar size, the program outline was generated to determine gross area requirements for the proposed new central station for the Town of Greenfield.

Criteria for the new Greenfield Fire Station

The proposed new facilities for the Greenfield Fire Station will include an apparatus room of 5 bays with drive through access to house equipment, administrative support spaces and dormitories for on-duty firefighters. The program requirements include a projected gross area of 18,330 square feet. The building footprint will be equal to the gross area if a one story scheme is developed to meet program requirements. If the administration/ dormitory areas are developed as a two story building element, then the building footprint for the new building could be reduced up to 5,000 square feet. In developing the criteria for site selection several variables have been considered. These include implications of building size, circulation requirements for the vehicles, orientation to the street and zoning requirements.

Emergency Medical Service

The fire department does not currently include emergency medical services within the department. These needs were not included in the program requirements for the new

station. If upon future analysis these services would become part of the fire departments responsibilities then additional facilities would be required either as an addition to the central station or as a separate facility.

Greenfield Fire Department
Greenfield, MA

Program Outline

Current Equipment

Current equipment to be housed in the apparatus room include:

Equipment:	YR/Make	Length	Width	Ladder Ext.
• Engine #1:	1976 Maxim	336"l	106"w	60"
• Engine#2:	1988 Pierce	372"l	112"w	60"
• Engine#3:	1993 Pierce	351"l	96"w	20"
• Engine #5:	1982 Pierce	324"l	102"w	60"
• Ladder#1:	1972 Maxim	572"l	103"w	N/A
• Rescue#8:	1971 Ford	312"l	98"w	N/A
• Fire Alarm:	1985 Chev.	235"l	110"w	N/A
• Brush Truck:	1988 Chev.	236"l	78"w	N/A
• Haz-Mat:	1979 Chev.	224"l	102"w	N/A

FACILITIES

I. Apparatus

Apparatus Room **7200 s.f.**

5 Bays 20 foot wide by 72 feet deep are required to house apparatus. It is preferred to provide front and rear apron areas for access to bays from either direction. Directly adjacent or included as part of the appartatus room should be:

Fire Gear Lockers	**150 s.f.**
Hose/Equipment Repair	**150 s.f.**
Hose Racks/Gear Cleaning	**100 s.f.**
Air Charge Equipment	**120.s.f.**
Hose Tower	**100 s.f.**
Sub-total Apparatus	**7820 s.f.**

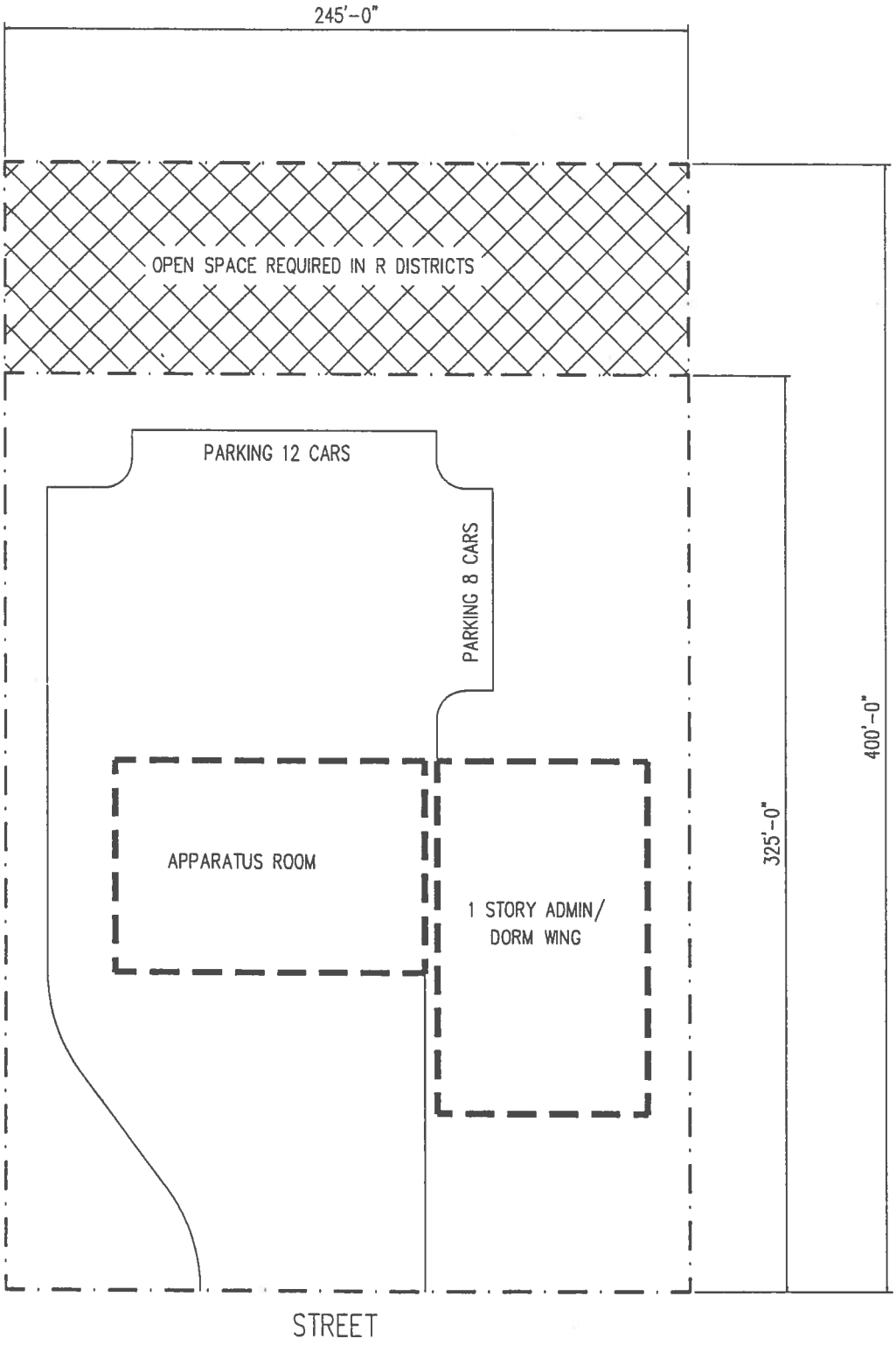
II. Administration

Entry & Foyer		200 s.f.
Dispatch/Watch Room		150 s.f.
Fire Alarm Equipment		175 s.f.
Offices		
On Duty Officer		150 s.f.
Fire Prevention Office		150 s.f.
Admin/Secretary		150 s.f.
Chief's Office		175 s.f.
Drill/Conference Room		250 s.f.
Public Toilets		225 s.f.
Meeting/Training Day Room		1200 s.f.
Kitchen Alcove		200 s.f.
Vending Alcove		50 s.f.
Sub total Administration		3075 s.f.

III Dormitories

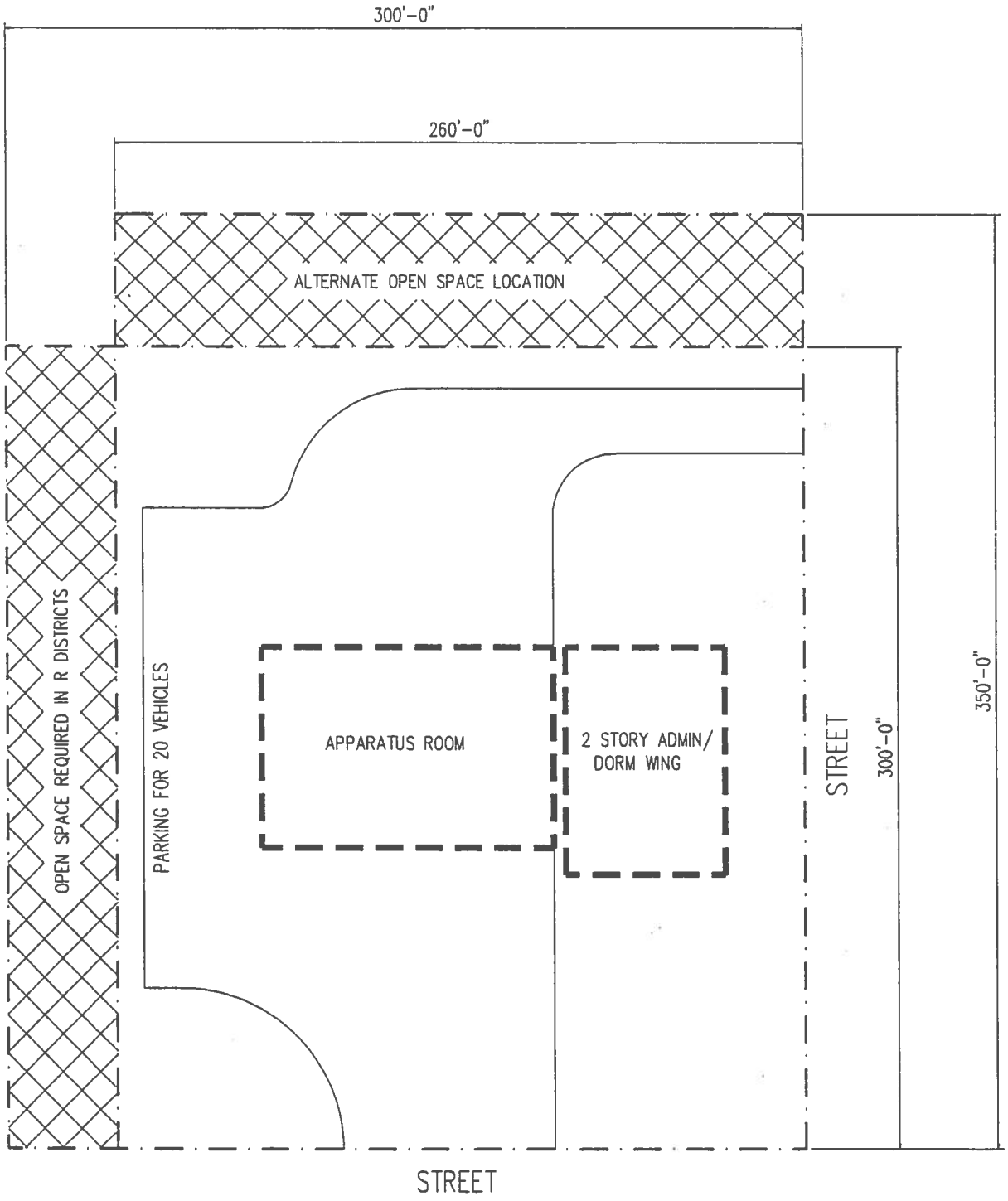
Personal Lockers		120 s.f.
Dormitories for 3 to 4 men	3 @ 400 s.f.	1200 s.f.
Private Sleeping Rooms	3 @ 150 s.f.	450 s.f.
Toilets/Showers		300 s.f.
Laundry		50 s.f.
Exercise/Fitness Room		300 s.f.

The site diagrams demonstrate size requirements based upon the criteria listed above. Each scenario represents minimum requirements to meet the planning criteria. Other than size, the major site selection criteria will be location. A central facility will need access to major cross streets to dispatch equipment quickly to any location in town. Several potential sites, if possible should be identified and evaluated for dimensional suitability, impact the facility will have on the neighborhood and additional requirements such as site lines for oncoming traffic and/or the potential need for traffic signals. Traffic analysis should be performed on the final site to establish the impact dispatching vehicles will have on traffic at neighboring intersections and entrances to the site to assure safe and quick responses.



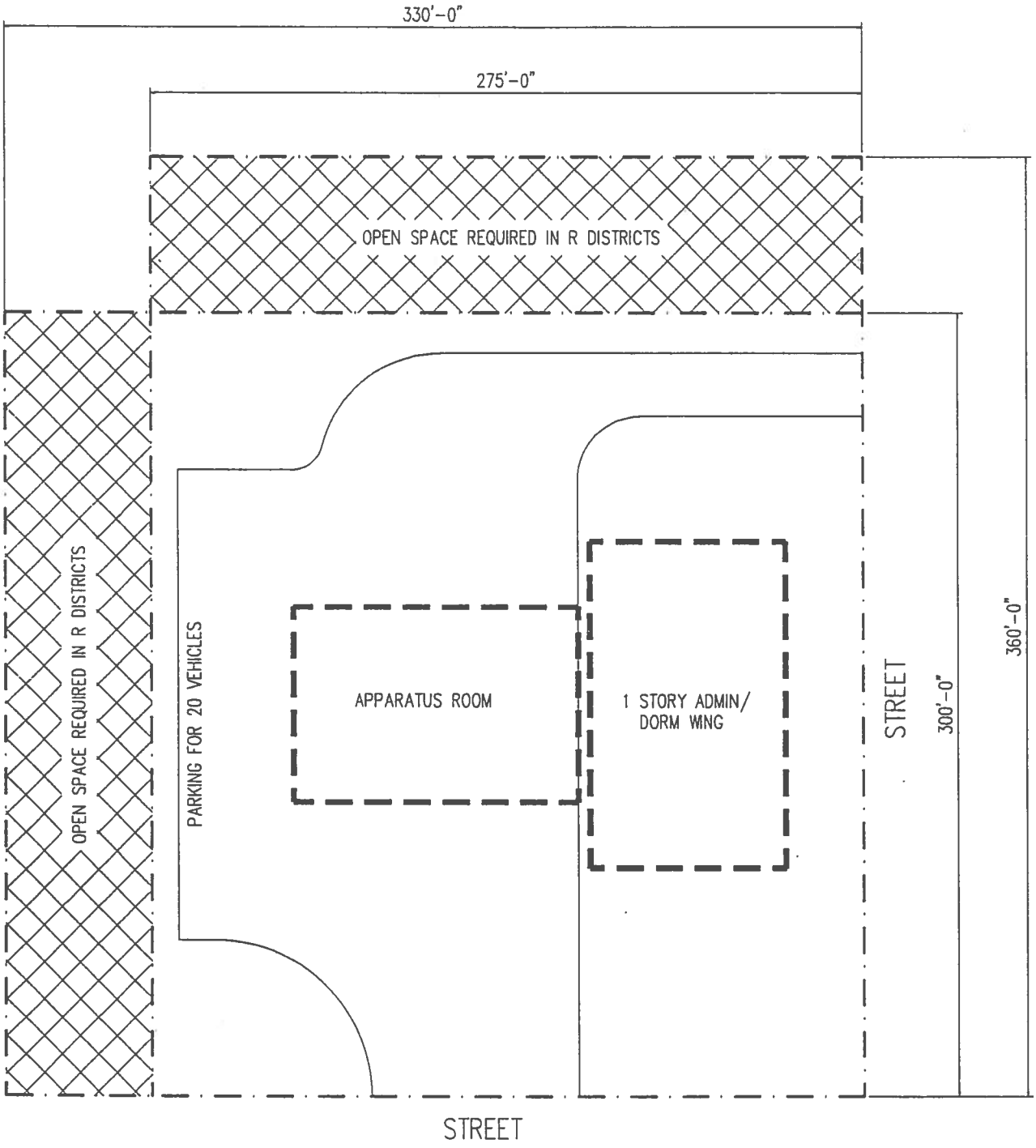
APPARATUS ROOM FRONTING STREET – 1 STORY SCHEME

MINIMUM LOT SIZE – 245' x 325' (245' x 400' in R Districts)



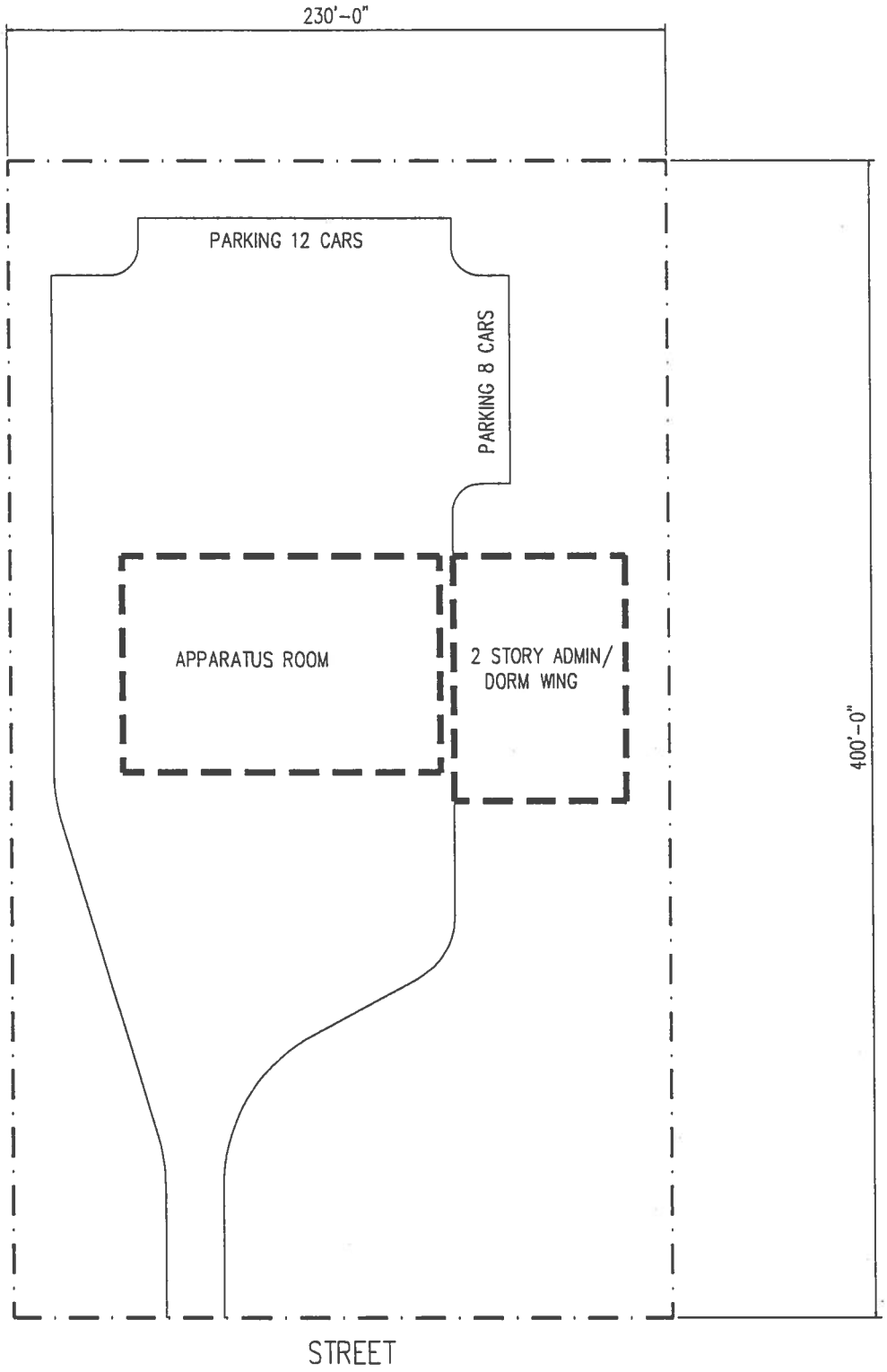
CORNER LOT – 2 STORY SCHEME

MINIMUM LOT SIZE – 260' x 300' (260' x 350' or 300' x 300' in R Districts)



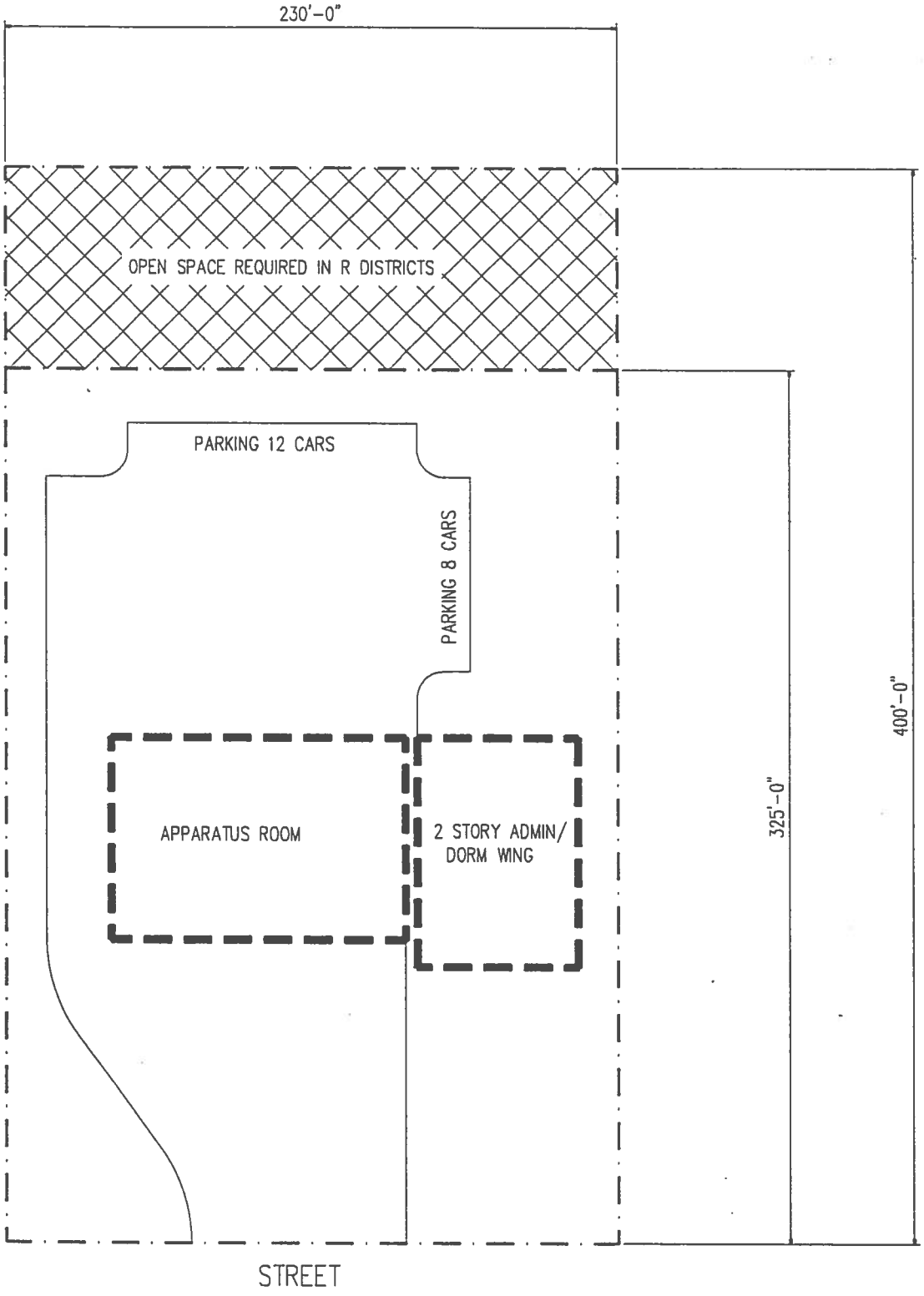
CORNER LOT – 1 STORY SCHEME

MINIMUM LOT SIZE – 300' x 275' (300' x 330' or 360' x 275' in R Districts)



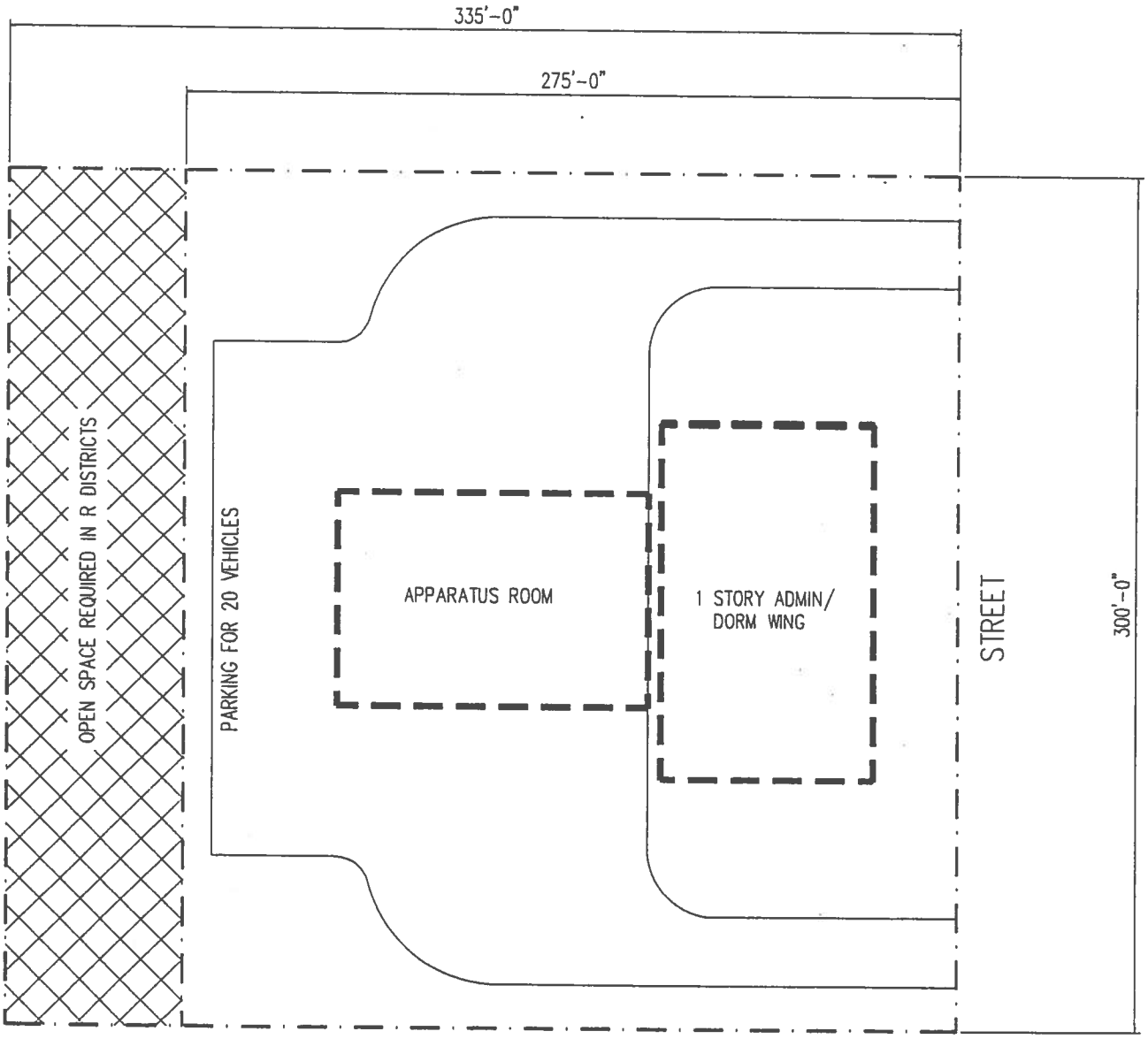
NARROW CURB CUT FRONTING STREET – 2 STORY SCHEME

MINIMUM LOT SIZE – 230' x 400'



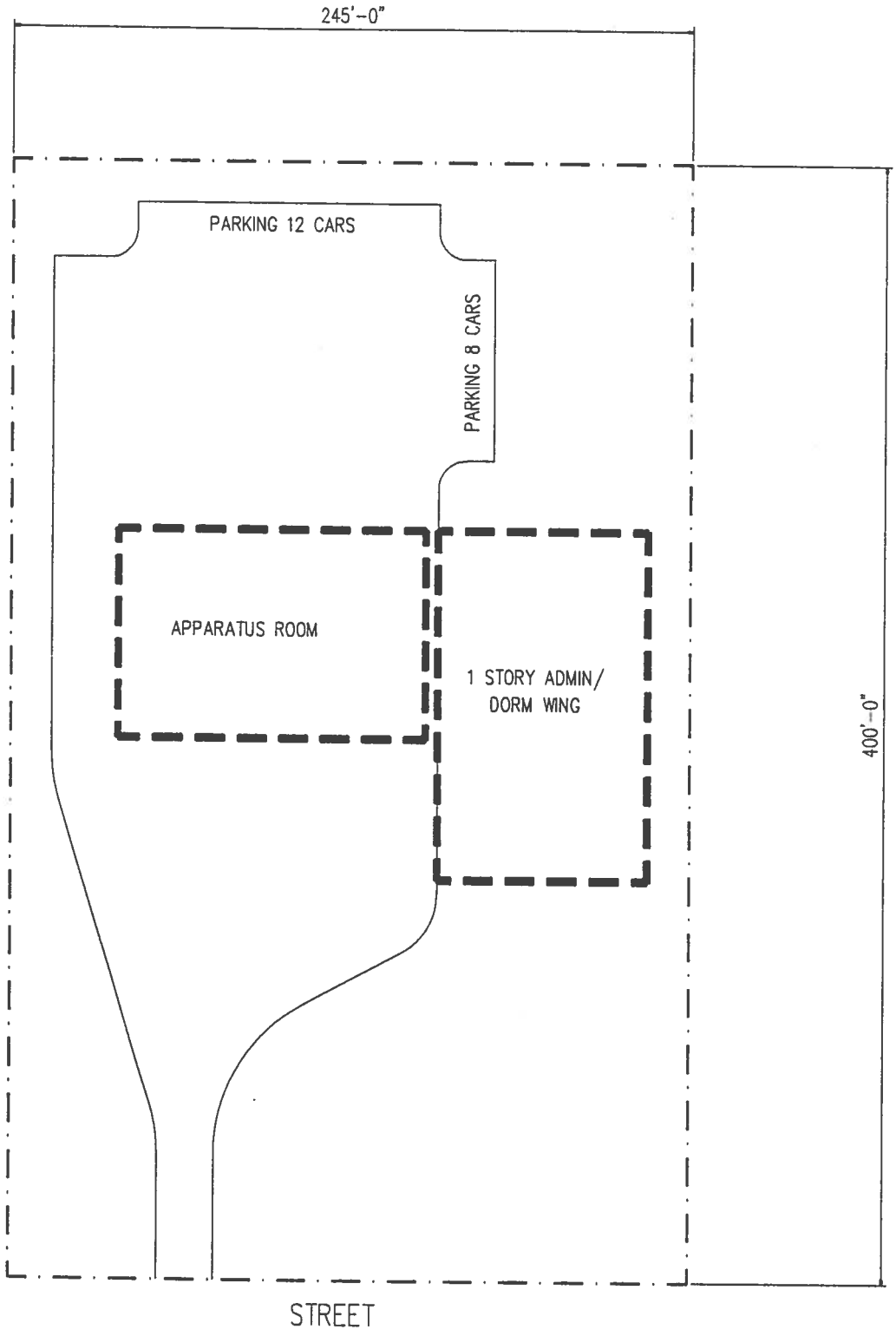
APPARATUS ROOM FRONTING STREET – 2 STORY SCHEME

MINIMUM LOT SIZE – 230' x 325' (230' x 400' in R Districts)



APPARATUS ROOM PERPENDICULAR TO STREET – 1 STORY SCHEME

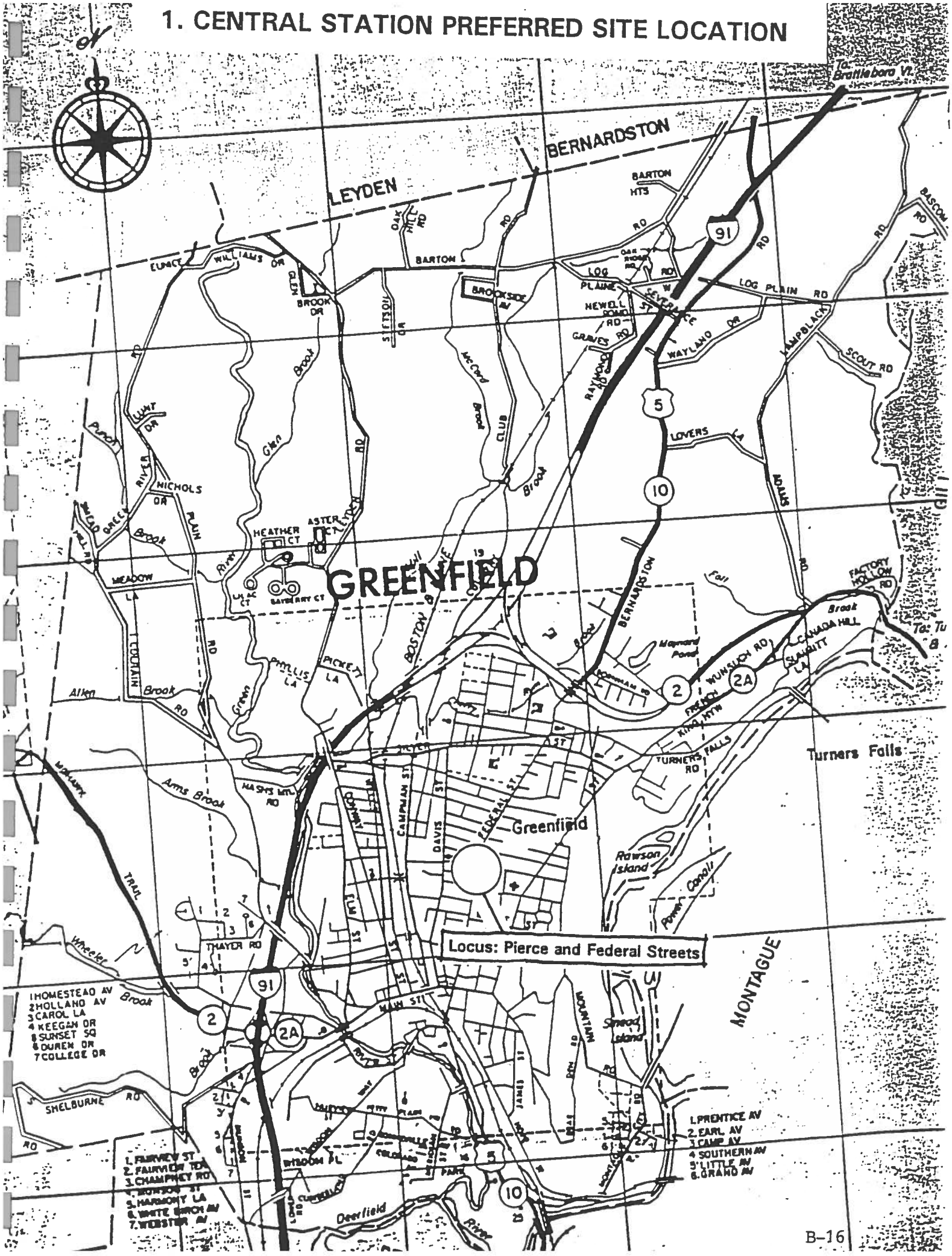
MINIMUM LOT SIZE – 300' x 275' (300' x 335' in R Districts)



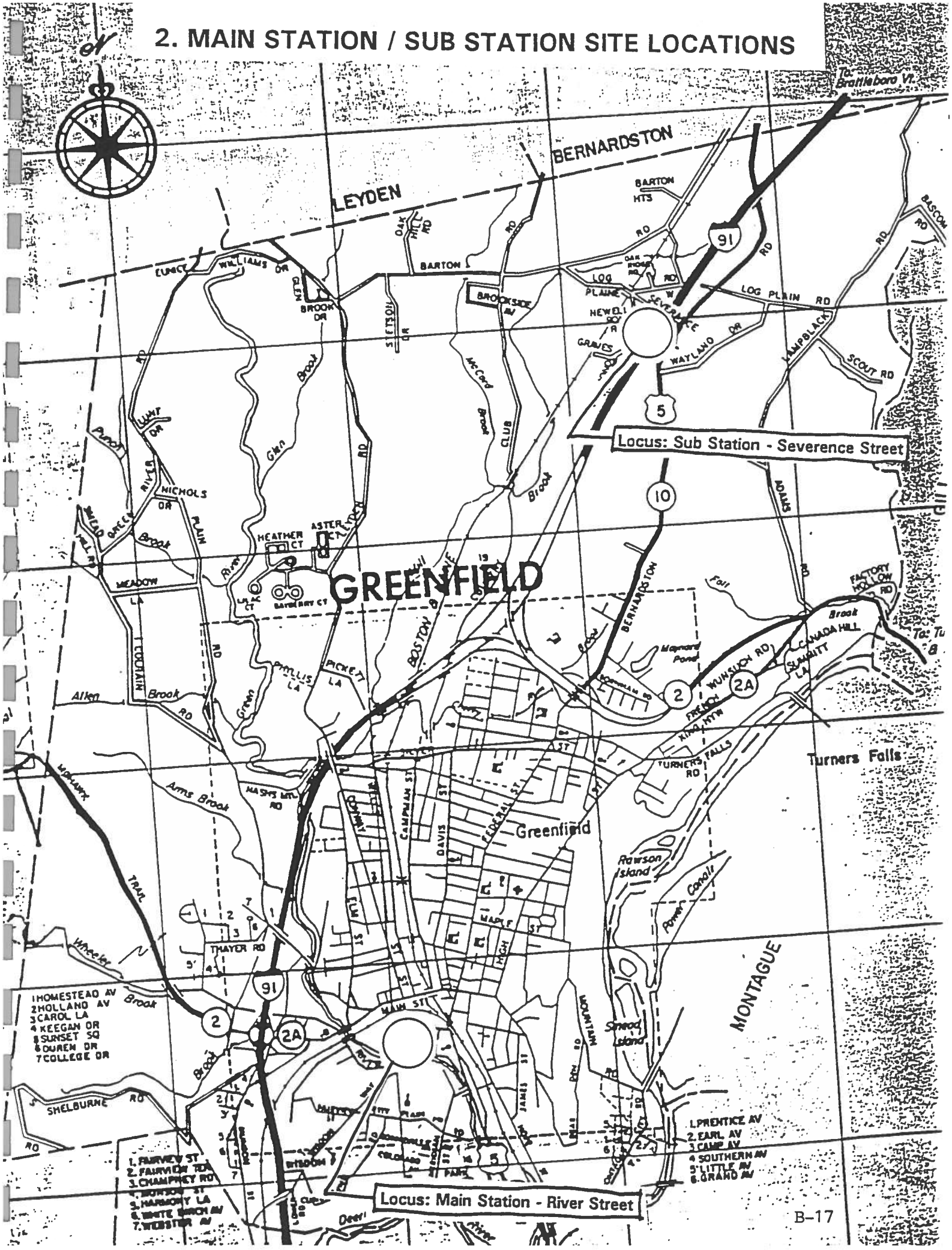
NARROW CURB CUT FRONTING STREET – 1 STORY SCHEME

MINIMUM LOT SIZE – 245' x 400'

1. CENTRAL STATION PREFERRED SITE LOCATION



2. MAIN STATION / SUB STATION SITE LOCATIONS



Bibliography & Acknowledgements:

1. Chief James J. Mackenzie, Greenfield Fire Department.

2. Laurence F. Petrin, Engineering Superintendent, Greenfield Department of Public Works.

3. Terry Anderson, Greenfield Planning Office

4. Margaret Gowan, Metcalf & Eddy, Inc., Wakefield, MA.

5. Robert Lister, Manager of Fire Protection, American Insurance Service Group, 85 John Street, New York, New York.

6. Fire Protection Handbook, 17th Edition, NFPA, c 1991.

7. Special Interest Bulletin No. 315, Fire Department Standards, NBFU (now AISG), c 1963.

8. Design of Fire Stations, Washington Fire Chiefs Standards Committee, c 1965.

9. 'No surprises' fire station design, Mithchell S. Conner, Fire Chief, Feb. 1992.

10. From the Ground Up: Constructing or Reconstructing a Modern Firehouse, Part 2, Paul J. De Silva, Fire Engineering, January 1990.

11. Fire Station Planning, Design & Construction, Robert H. Ely, International Association of Fire Chiefs, c 1989.