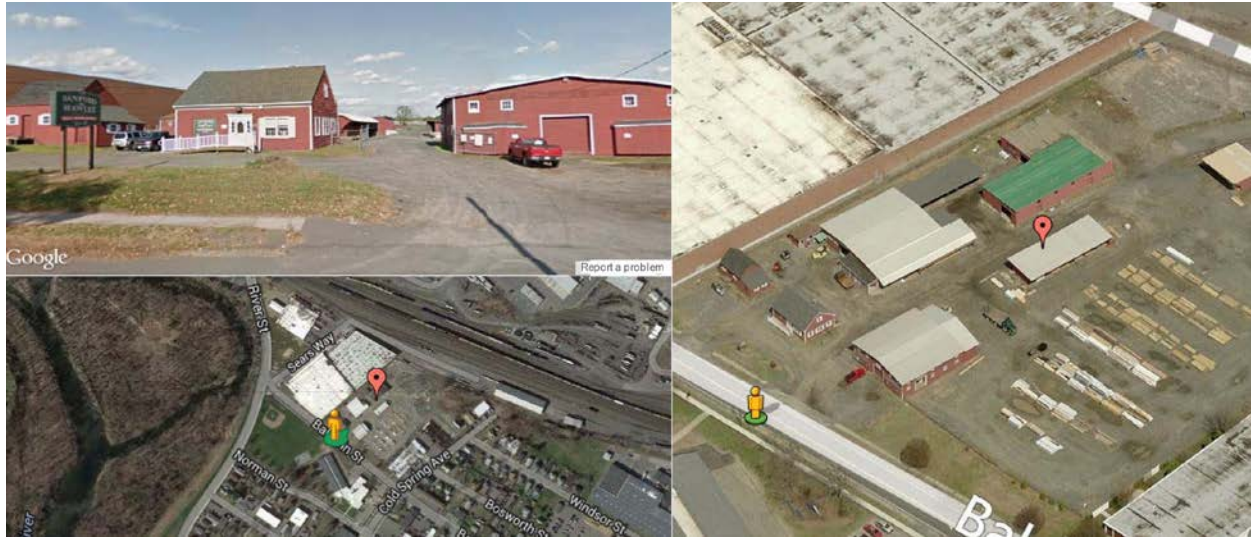


INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 1



<u>Parcel Address:</u> 201 NORMAN ST	<u>Parcel ID:</u> 116-004-001
<u>Parcel Size:</u> 211,266 sf	<u>Current Zoning:</u> I
<u>Property Owner:</u> WEST SPRINGFIELD TOWN OF (MEMORIAL SCHOOL)	
<u>Contact Information:</u> SCHOOL DEPT., 26 CENTRAL STREET, WEST SPRINGFIELD	
<u>Adjacent Land Uses:</u> Industrial, municipal/educational, multi-family residential, rail yard, retail and light industrial. Adjacent properties zoned I, REC and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 9340, MUNI EDUCATIONAL A 4.85 acre lot is the site of Memorial School and athletic field.	
<u>Total Property Value (2014):</u> \$2,286,400	<u>Total Land Value (2014):</u> \$268,500
	<u>Value of Extra Features (2014):</u> \$76,500
	<u>Building Value (2014):</u> \$1,941,400
<u>Site Access:</u> Curb-cuts on Baldwin St. and Norman St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Inadequate area for on-site drop-off/Pick-up of students. Cars must now stack up on Norman Street.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 26,556 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1950 and good condition.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 1



<u>Parcel Address:</u> 253 BALDWIN ST	<u>Parcel ID:</u> 116-002-003
<u>Parcel Size:</u> 123,218 sf	<u>Current Zoning:</u> I
<u>Property Owner:</u> AVON WHOLESALE SUPPLY INC	
<u>Contact Information:</u> P O BOX 545, UNIONVILLE, CT 06085	
<u>Adjacent Land Uses:</u> Industrial, municipal/educational, multi-family residential, rail yard, retail and light industrial. Adjacent properties zoned I, REC and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 313I, LUMBER YRD MDL-96 A 2.8 acre lot is the site of SANFORD HAWLEY LUMBER YARD.	
<u>Total Property Value (2014):</u> \$405,000	<u>Total Land Value (2014):</u> \$88,900
	<u>Value of Extra Features (2014):</u> \$53,200
	<u>Building Value (2014):</u> \$262,900
<u>Site Access:</u> Curb-cut on Baldwin St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> None	
<u>Number of Buildings:</u> 7 (office, barns, sheds)	<u>Total Building Square Footage:</u> 26,848 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1915, fair condition	
<u>Development Strategy:</u> Oldest commercial building in the neighborhood. Combined with abutting outdoor storage lot next door (same owner) 5.7 acres is one of the largest in the area lending itself to re-use and subdivision.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 1



<u>Parcel Address:</u> 26 SEARS WAY	<u>Parcel ID:</u> 116-002-002
<u>Parcel Size:</u> 164,221 sf	<u>Current Zoning:</u> I
<u>Property Owner:</u> REMECHE LLC	
<u>Contact Information:</u> C/O ALAN SHAPIRO, 40 ANNANDALE RD, CHAPPAQUA, NY 10514	
<u>Adjacent Land Uses:</u> Industrial, municipal/educational, multi-family residential, rail yard, retail and light industrial. Adjacent properties zoned I, REC and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 316I, COMM WHSE MDL-96 A 3.77 acre lot is the site of this currently vacant commercial warehousing/distribution facility.	
<u>Total Property Value (2014):</u> \$2,103,100	<u>Total Land Value (2014):</u> \$369,500
	<u>Value of Extra Features (2014):</u> \$22,700
	<u>Building Value (2014):</u> \$1,710,900
<u>Site Access:</u> Curb-cut on Sears Way	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> 60 year-old warehouse encompasses almost the entire parcel. Re-use of building is challenged by limited parking for employees and maneuvering space for trucks.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 131,984 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1952, fair condition	
<u>Development Strategy:</u> Re-use of building is challenged by limited parking for employees and maneuvering space for trucks. Space could be created by removing portion of structure, or acquiring additional land from abutting lumber yard.	

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INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 1



<u>Parcel Address:</u> 266 COLD SPRING AVE	<u>Parcel ID:</u> 116-002-005
<u>Parcel Size:</u> 43,124 sf	<u>Current Zoning:</u> I
<u>Property Owner:</u> 215 BALDWIN STREET LLC	
<u>Contact Information:</u> 266 COLD SPRING AVENUE, WEST SPRINGFIELD	
<u>Adjacent Land Uses:</u> Industrial, municipal/educational, multi-family residential, rail yard, retail and light industrial. Adjacent properties zoned I and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 316I, COMM WHSE MDL-96 A .99 acre lot is the site of PECOY CONSTRUCTION.	
<u>Total Property Value (2014):</u> \$650,600	<u>Total Land Value (2014):</u> \$97,000
	<u>Value of Extra Features (2014):</u> \$25,700
	<u>Building Value (2014):</u> \$527,900
<u>Site Access:</u> Curb-cut on Cold Spring Ave..	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> None	
<u>Number of Buildings:</u> 1, (2 storage)	<u>Total Building Square Footage:</u> 15,534 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1962 and average condition.	
<u>Development Strategy:</u> Property already developed	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 1



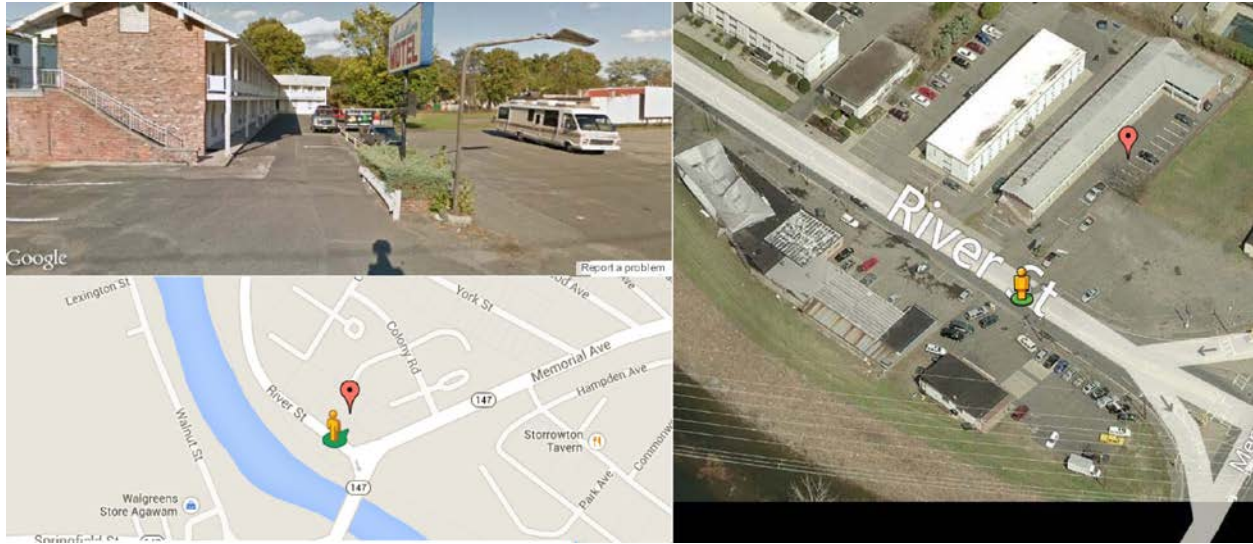
<u>Parcel Address:</u> 333 RIVER ST	<u>Parcel ID:</u> 116-002-001
<u>Parcel Size:</u> 98,538 sf	<u>Current Zoning:</u> I
<u>Property Owner:</u> HAYDEN, JOHN OSBORNE	
<u>Contact Information:</u> C/O HAYDEN CORPORATION, 333 RIVER STREET, WEST SPRINGFIELD	
<u>Adjacent Land Uses:</u> Industrial, municipal/educational, multi-family residential, fairgrounds, retail and light industrial. Adjacent properties zoned I, REC and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 4000, FACTORY MDL-96 A 2.26 acre lot is the site of the HAYDEN CORPORATION which provides Laser Cladding and Thermal Spray Coating services.	
<u>Total Property Value (2014):</u> \$1,096,700	<u>Total Land Value (2014):</u> \$224,900
	<u>Value of Extra Features (2014):</u> \$ 7,600
	<u>Building Value (2014):</u> \$864,200
<u>Site Access:</u> Curb-cut on Sears Way	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> None	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 33,052 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1952, light industrial building in good condition.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 1



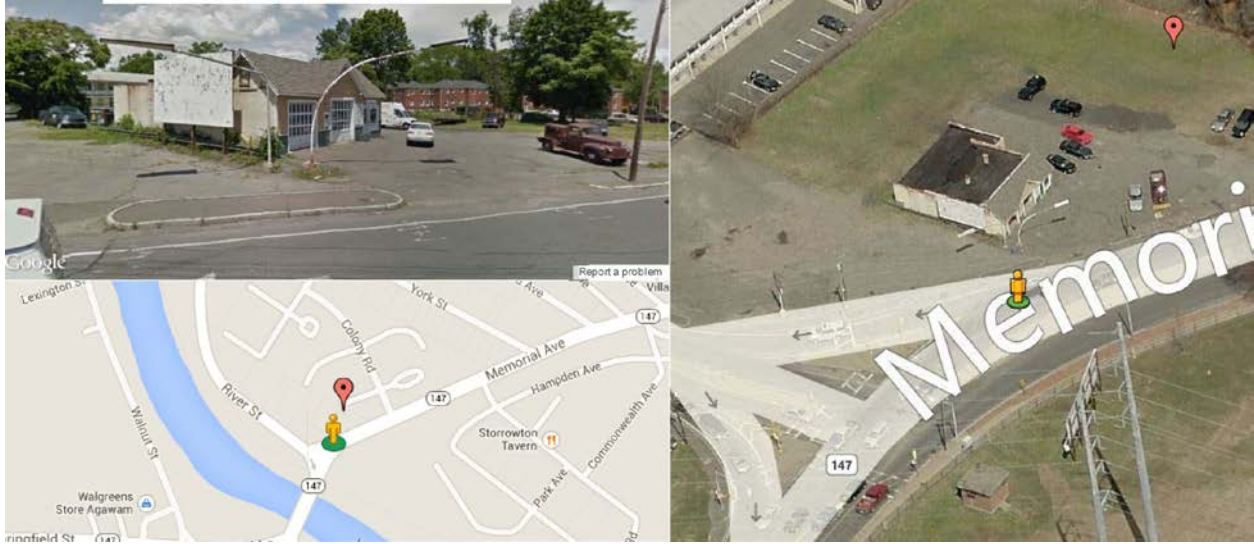
<u>Parcel Address:</u> BALDWIN ST	<u>Parcel ID:</u> 116-002-004
<u>Parcel Size:</u> 126,703 sf	<u>Current Zoning:</u> I
<u>Property Owner:</u> AVON WHOLESALE SUPPLY INC	
<u>Contact Information:</u> P O BOX 545, UNIONVILLE, CT 06085	
<u>Adjacent Land Uses:</u> Industrial, municipal/educational, multi-family residential, rail yard, retail and light industrial. Adjacent properties zoned I, REC and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 313V, LUMBER YRD MDL-00 A 2.9 acre lot is the site of SANFORD HAWLEY LUMBER YARD used for open storage of materials and product.	
<u>Total Property Value (2014):</u> \$82,900	<u>Total Land Value (2014):</u> \$75,800
	<u>Value of Extra Features (2014):</u> \$7,100
	<u>Building Value (2014):</u> \$0
<u>Site Access:</u> Curb-cut on Baldwin St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> None	
<u>Number of Buildings:</u> 0	<u>Total Building Square Footage:</u> 0 sf/gfa
<u>Age and Condition of Buildings:</u> None	
<u>Development Strategy:</u> Parcel also has access to Cold Spring Avenue. Combined with abutting lumber yard next door (same owner) 5.7 acres is one of the largest in the area lending itself to re-use and subdivision.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



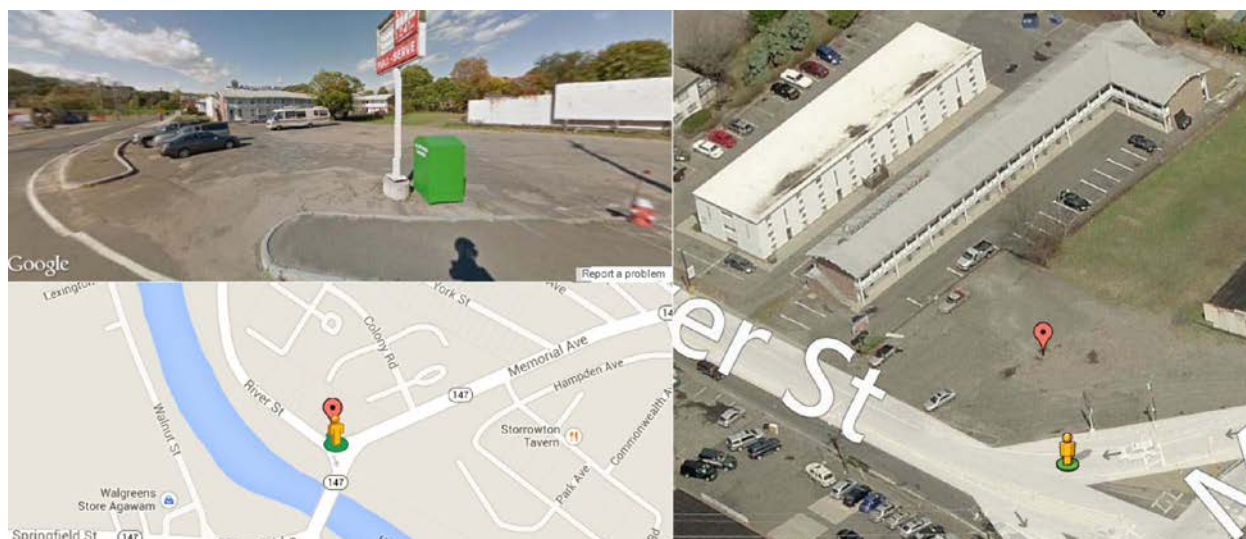
<u>Parcel Address:</u> 13 RIVER ST	<u>Parcel ID:</u> 124-009-005
<u>Parcel Size:</u> 17,206 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> SEAWIND INC	
<u>Contact Information:</u> 13 RIVER ST, WEST SPRINGFIELD	
<u>Adjacent Land Uses:</u> Multi-family residential, fairgrounds, retail and light industrial. Adjacent properties zoned BA and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 3010, MOTELS MDL-94 A .39 acre lot is the site of the 26 unit MEDALLION MOTEL. Ample parking available on site.	
<u>Total Property Value (2014):</u> \$463,400	<u>Total Land Value (2014):</u> \$ 61,800
	<u>Value of Extra Features (2014):</u> \$4,900
	<u>Building Value (2014):</u> \$396,700
<u>Site Access:</u> Curb-cut on River St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Narrow lot.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 17,325 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1963, condition is standard grade (Assessor's).	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



<u>Parcel Address:</u> 1672 MEMORIAL AVE	<u>Parcel ID:</u> 124-009-007
<u>Parcel Size:</u> 36,534 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> SPANO, JOSEPH	
<u>Contact Information:</u> 1702 MEMORIAL AVE., WEST SPRINGFIELD	
<u>Adjacent Land Uses:</u> Multi-family residential, fairgrounds, retail and light industrial. Adjacent properties zoned Business B1.	
<u>Site/Use Description:</u> LANDUSE CODE: 3900, DEVEL LAND MDL A .83 acre vacant lot that was the site of a former car care center. Lot begins the highly-visible Memorial Avenue commercial strip and has excellent visibility from traffic approaching from Agawam. Ample parking available on site.	
<u>Total Property Value (2014):</u> \$126,900	<u>Total Land Value (2014):</u> \$114,400
	<u>Value of Extra Features (2014):</u> \$12,500
	<u>Building Value (2014):</u> \$0
<u>Site Access:</u> Curb-cuts on Memorial Ave.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Being sites of former auto repair/service station uses there could be possible "brownfield" issues.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u>
<u>Age and Condition of Buildings:</u> Unknown age.	
<u>Development Strategy:</u> If combined (abutting lots under same ownership) the 1.16 acre parcel could be redeveloped for a park, neighborhood parking or for mixed use and/or commercial development.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



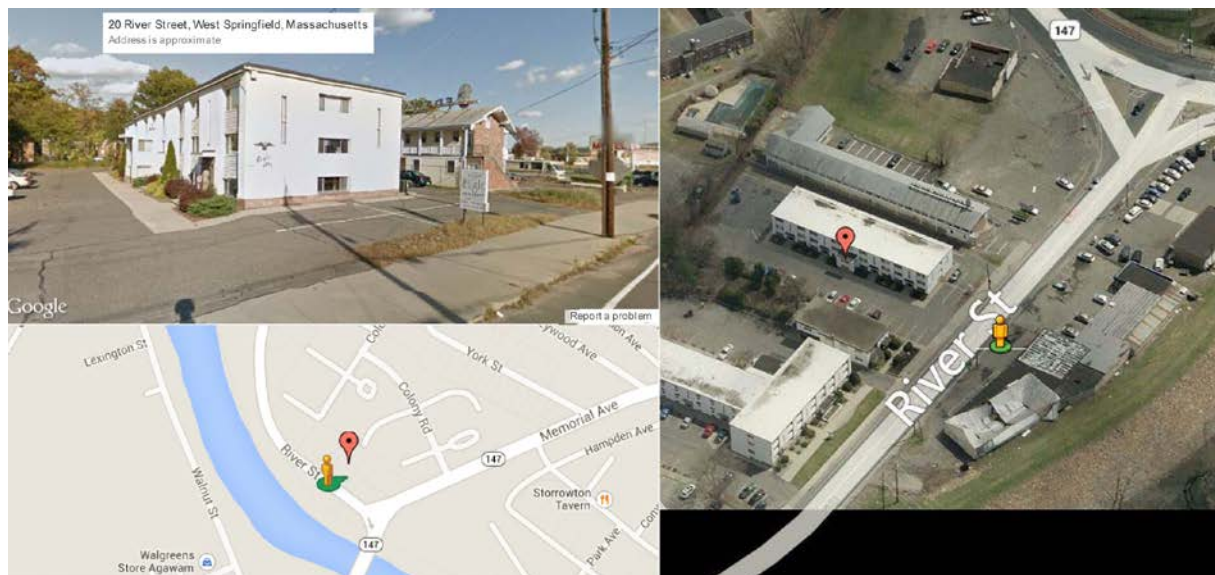
<u>Parcel Address:</u> 1718 MEMORIAL AVE	<u>Parcel ID:</u> 124-009-006
<u>Parcel Size:</u> 14,385 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> SPANO, JOSEPH S.	
<u>Contact Information:</u> c/o DONOVAN MOTORS, 1702 MEMORIAL AVE, WEST SPFLD	
<u>Adjacent Land Uses:</u> Multi-family residential, fairgrounds, retail and light industrial. Adjacent properties zoned BA and BB1.	
<u>Site/Use Description:</u> Land Use Code 3370, PARKING LOT A .33 acre vacant lot that was the former site of a gas station. Lot begins the highly-visible Memorial Avenue commercial strip and has excellent visibility from traffic approaching from Agawam. Ample parking available on site.	
<u>Total Property Value (2014):</u> \$101,600	<u>Total Land Value (2014):</u> \$100,700
	<u>Value of Extra Features (2014):</u> \$900
	<u>Building Value (2014):</u> \$0
<u>Site Access:</u> Curb-cuts on Memorial Ave. and River St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Being site of former auto repair/service station uses there could be possible "brownfield" issues.	
<u>Number of Buildings:</u> 0	<u>Total Building Square Footage:</u> Vacant
<u>Age and Condition of Buildings:</u> None	
<u>Development Strategy:</u> If combined (abutting lots under same ownership) the 1.16 acre parcel could be redeveloped for a park, neighborhood parking or for mixed use and/or commercial development.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



<u>Parcel Address:</u> 20 RIVER ST	<u>Parcel ID:</u> 124-012-002
<u>Parcel Size:</u> 20,038 sf	<u>Current Zoning:</u> BB1 and BA
<u>Property Owner:</u> DKL REALTY TRUST and WAHEED AZAM TRUSTEE	
<u>Contact Information:</u> 154 EDGEWOOD AVE, CHICOPEE, MA 01020	
<u>Adjacent Land Uses:</u> Multi-family residential, motel, fairgrounds, retail and light industrial. Adjacent properties zoned BA, BB1 and REC.	
<u>Site/Use Description:</u> LANDUSE CODE: 322I, STORE/SHOP MDL-96 A .46 acre lot is the site of a commercial building (furniture store and convenience store). Ample parking available on site. Most of the site is located in the BB1 Zoning District with a small portion of the southeasterly corner of the site in the BA District.	
<u>Total Property Value (2014):</u> \$303,000	<u>Total Land Value (2014):</u> \$62,900
	<u>Value of Extra Features (2014):</u> \$3,200
	<u>Building Value (2014):</u> \$236,900
<u>Site Access:</u> Curb-cut on River St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Shallow lot due to abutting Westfield River floodplain.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 11,129 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1940, condition is standard grade (Assessor's). Tornado damaged portion removed.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



<u>Parcel Address:</u> 21-27 RIVER ST	<u>Parcel ID:</u> 124-009-004
<u>Parcel Size:</u> 26,728 sf	<u>Current Zoning:</u> BB1
<u>Property Owner:</u> RSC & RSD HOLDINGS LLC	
<u>Contact Information:</u> PO BOX 696, CONCORD, MA 01742	
<u>Adjacent Land Uses:</u> Multi-family residential, motel, fairgrounds, retail and light industrial. Adjacent properties zoned BA and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 112C, APT OVER 8 MDL-94 A .61 acre lot is the site of the 24 unit (20-1BR 4-2BR) Eagle Apartments. Ample parking available on site.	
<u>Total Property Value (2014):</u> \$993,500	<u>Total Land Value (2014):</u> \$199,900
	<u>Value of Extra Features (2014):</u> \$28,800
	<u>Building Value (2014):</u> \$764,800
<u>Site Access:</u> Curb-cut on River St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Narrow lot.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 16,754 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1967, condition grade average (Assessor's).	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



<u>Parcel Address:</u> 35 RIVER ST	<u>Parcel ID:</u> 124-009-003
<u>Parcel Size:</u> 13,272 sf	<u>Current Zoning:</u> BB1
<u>Property Owner:</u> BONNEAU, RENE H & PATRICIA A	
<u>Contact Information:</u> 35 RIVER STREET, WEST SPRINGFIELD	
<u>Adjacent Land Uses:</u> Multi-family residential, fairgrounds, retail and light industrial. Adjacent properties zoned BA, BB1 and REC.	
<u>Site/Use Description:</u> LANDUSE CODE: 0340, OFFICE BLD MDL-94 A .3 acre lot is the site of a dental office (with apartment above). Ample parking available on site.	
<u>Total Property Value (2014):</u> \$157,800	<u>Total Land Value (2014):</u> \$53,500
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$104,300
<u>Site Access:</u> Curb-cut on River St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Narrow lot, limited parking.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 5,681 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1969, condition grade standard (Assessor's).	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



<u>Parcel Address:</u> 37-49 RIVER ST	<u>Parcel ID:</u> 124-009-002
<u>Parcel Size:</u> 39,583 sf	<u>Current Zoning:</u> BB1
<u>Property Owner:</u> RSC & RSD HOLDINGS LLC	
<u>Contact Information:</u> P O BOX 696, CONCORD, MA 01742	
<u>Adjacent Land Uses:</u> Multi-family residential, fairgrounds, retail and light industrial. Adjacent properties zoned BA and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 112C, APT OVER 8 MDL-94 A .91 acre lot is the site of the 24 unit (with owner apartment) HOLIDAY APARTMENTS. Ample parking available on site.	
<u>Total Property Value (2014):</u> \$1,865,600	<u>Total Land Value (2014):</u> \$368,100
	<u>Value of Extra Features (2014):</u> \$46,100
	<u>Building Value (2014):</u> \$1,451,400
<u>Site Access:</u> Curb-cut on River St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> None	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 17,140 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1967, condition grade average (Assessor's).	
<u>Development Strategy:</u> Pedestrian access from River Street to Cold Spring Avenue could be provided easement through this parcel and abutting parcel under same ownership.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



<u>Parcel Address:</u> 6 RIVER ST	<u>Parcel ID:</u> 124-012-001
<u>Parcel Size:</u> 11,718 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> SPANO, JOSEPH S	
<u>Contact Information:</u> 1702 MEMORIAL AVE, WEST SPRINGFIELD	
<u>Adjacent Land Uses:</u> Multi-family residential, fairgrounds, retail and light industrial. Adjacent properties zoned BA and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 331I, AUTO S S&S MDL-96 A .27 acre lot that is currently being used as a used car dealership (Donovan Motors). Lot begins the highly-visible Memorial Avenue commercial strip and has excellent visibility from traffic approaching from Agawam. Ample parking available on site.	
<u>Total Property Value (2014):</u> \$219,400	<u>Total Land Value (2014):</u> \$98,900
	<u>Value of Extra Features (2014):</u> \$13,300
	<u>Building Value (2014):</u> \$107,200
<u>Site Access:</u> Curb-cut on River St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Shallow lot due to abutting Westfield River floodplain.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 2,100 sf/gfa
<u>Age and Condition of Buildings:</u> Built in 1935, building condition is standard grade (Assessor's)	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA

<u>Parcel Address:</u> 71 COLONY RD #1B	<u>Parcel ID:</u> 124-009-009
<u>Parcel Size:</u>	<u>Current Zoning:</u>
<u>Property Owner:</u> GRECO, ANGELA	
<u>Contact Information:</u> 26A CASTLE HILLS ROAD, AGAWAM, MA 01001	
<u>Adjacent Land Uses:</u>	
<u>Site/Use Description:</u> LANDUSE CODE: 1021, CONDO NL	
<u>Total Property Value (2014):</u> \$56,500	<u>Total Land Value (2014):</u> \$0
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$56,500
<u>Site Access:</u>	
<u>Parking availability:</u>	
<u>Site Constraints:</u> <i>(includes all types of constraints?)</i>	
<u>Number of Buildings:</u>	<u>Total Building Square Footage:</u> <i>(delete)</i>
<u>Age and Condition of Buildings:</u> Circa 1943	
<u>Development Strategy:</u> <i>(Improvement Strategy? Recommended Strategy?)</i>	

<div> <div>71 COLONY RD #1B ID: 124-009-009</div> <div> Property Record Card Assessor's Field Card Permit History Open for Printing </div> </div>	
PARCEL ID: 124-009-009	LOCATION: 71 COLONY RD #1B
LAND AREA: 0	LAST SALE DATE: 2011-08-08
OWNER: GRECO, ANGELA	CO-OWNER:
MAILING ADDRESS LINE 1: 26A CASTLE HILLS ROAD	MAILING ADDRESS LINE 2:
MAILING ADDRESS LINE 3:	MAILING ADDRESS CITY: AGAWAM
MAILING ADDRESS STATE: MA	MAILING ADDRESS ZIP: 01001
MAILING ADDRESS COUNTRY:	ROOF STRUCTURE:
ROOF COVERING:	HEAT TYPE:

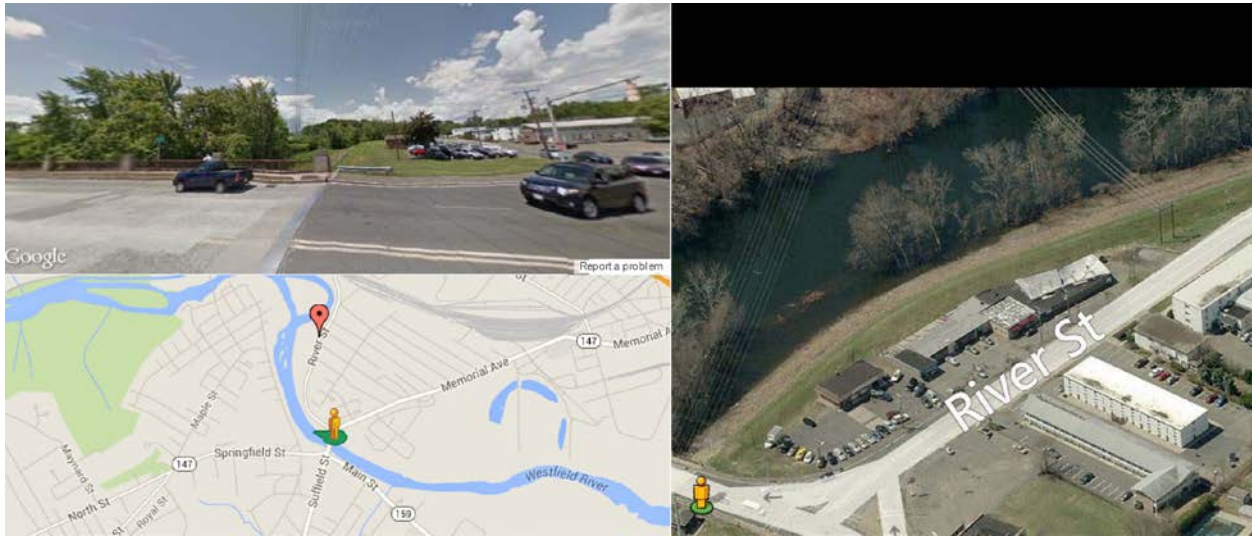
HEAT FUEL:	BUILDING STYLE:
LANDUSE CODE: 1021	LANDUSE DESCRIPTION: CONDO NL
NEIGHBORHOOD:	BUILDING ASSESSMENT: 56500
LAND ASSESSMENT: 0	OTHER BUILDING ASSESSMENT: 0
TOTAL ASSESSMENT: 56500	BOOK / PAGE: 18871/ 528
LAST SALE VALUE: 1	APPROXIMATE YEAR BUILT: 1943

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



<u>Parcel Address:</u> REAR CIRCUIT AVE	<u>Parcel ID:</u> 134-001-005
<u>Parcel Size:</u> 784,080 sf	<u>Current Zoning:</u> REC
<u>Property Owner:</u> WEST SPRINGFIELD TOWN OF, WEST SPRINGFIELD (according to Assessor's records although some believe it is owned by Big "E")	
<u>Contact Information:</u> 26 CENTRAL STREET	
<u>Adjacent Land Uses:</u> Fairgrounds. Adjacent properties zoned BA.	
<u>Site/Use Description:</u> LANDUSE CODE: 9320, MUNICIPAL CONSERV An 18 acre parcel along the edge of the Westfield River.	
<u>Total Property Value (2014):</u> \$180,000	<u>Total Land Value (2014):</u> \$180,000
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$0
<u>Site Access:</u> Limited	
<u>Parking availability:</u> None	
<u>Site Constraints:</u> Property is in 100-year floodplain of Westfield River	
<u>Number of Buildings:</u> 0	<u>Total Building Square Footage:</u> NA
<u>Age and Condition of Buildings:</u> NA	
<u>Development Strategy:</u> Develop as a river walk and greenway.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 2



<u>Parcel Address:</u> REAR RIVER ST	<u>Parcel ID:</u> 123-001-005
<u>Parcel Size:</u> 805,804 sf	<u>Current Zoning:</u> REC
<u>Property Owner:</u> WEST SPRINGFIELD TOWN OF, WEST SPRINGFIELD	
<u>Contact Information:</u> 26 CENTRAL STREET	
<u>Adjacent Land Uses:</u> Multi-family residential, fairgrounds, retail and light industrial. Adjacent properties zoned BA and BB1.	
<u>Site/Use Description:</u> LANDUSE CODE: 9320, MUNICIPAL CONSERV An 18.5 acre	
<u>Total Property Value (2014):</u> \$149,400	<u>Total Land Value (2014):</u> \$149,400
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$0
<u>Site Access:</u> Limited and restricted by dike on easterly side.	
<u>Parking availability:</u> None	
<u>Site Constraints:</u> Property is in 100-year floodplain of Westfield River	
<u>Number of Buildings:</u> 0	<u>Total Building Square Footage:</u> NA
<u>Age and Condition of Buildings:</u> NA	
<u>Development Strategy:</u> Develop as a river walk and greenway.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 1000 MAIN ST	<u>Parcel ID:</u> 118-020-005
<u>Parcel Size:</u> 4,000 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> CLAUDIO, MIRIAN	
<u>Contact Information:</u> 1000 MAIN ST, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 1040 TWO FAMILY A .09 acre lot currently site of a circa 1900 two-story two-family dwelling. Lot features direct access to Main St. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$170,800	<u>Total Land Value (2014):</u> \$57,300
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$113,500
<u>Site Access:</u> Curb-cut on Main St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking.	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 5,672 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1900, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 1010 MAIN ST	<u>Parcel ID:</u> 118-020-004
<u>Parcel Size:</u> 4,000 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> HURLEY, JAMES M	
<u>Contact Information:</u> 1010 MAIN ST, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 1040 TWO FAMILY A .09 acre lot currently site of a circa 1880 two-story two-family dwelling. Lot features direct access to Main St. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$170,800	<u>Total Land Value (2014):</u> \$57,300
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$98,600
<u>Site Access:</u> Curb-cut on Main St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking.	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 4,476 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 1013 MAIN ST	<u>Parcel ID:</u> 118-008-015
<u>Parcel Size:</u> 6,000 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> CODRY REALTY INC	
<u>Contact Information:</u> C/O SINIGUR, 37 MAIN ROAD, MONTGOMERY, MA 01085	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 0105 THREE FAMILY MDL-01 A .14 acre lot currently occupied by a three-story three-family dwelling. Lot features direct access to Main St. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$203,000	<u>Total Land Value (2014):</u> \$58,200
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$144,800
<u>Site Access:</u> Curb-cut on Main St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 5,685 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1900, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 1022 MAIN ST	<u>Parcel ID:</u> 118-020-003
<u>Parcel Size:</u> 3,752 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> LARIVÉE, MARVIN V III	
<u>Contact Information:</u> 3 SOMERSET HEIGHTS, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 1110 APT 4-UNT MDL-01 A .09 acre lot currently site of a circa 1890 two-story building containing four apartments. Lot features direct access to New Bridge St. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$162,400	<u>Total Land Value (2014):</u> \$57,200
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$105,200
<u>Site Access:</u> Curb-cut on New Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking.	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 5,150 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1895, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 1023 MAIN ST	<u>Parcel ID:</u> 118-008-016
<u>Parcel Size:</u> 4,400 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> WEST SPRINGFIELD PARISH ASSOC (PARISH CUPBOARD)	
<u>Contact Information:</u> 1023 MAIN STREET, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 9590 CHARITABLE HOUSING A .1 acre lot currently occupied by a two-story building being used for a food pantry and charitable housing. Lot features direct access to Main St. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$194,200	<u>Total Land Value (2014):</u> \$57,500
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$136,700
<u>Site Access:</u> Curb-cut on Main St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 4,618 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 1050 MAIN ST	<u>Parcel ID:</u> 118-023-003
<u>Parcel Size:</u> 38,289 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> 1050 MAIN STREET LLC	
<u>Contact Information:</u> 17 BEAUVIEW TERRACE, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 332I AUTO REPR MDL-96 A .88 acre lot with a circa 1940, one and two-story commercial building that is currently the site of West Side Auto Body. Lot features direct access to Mulberry St. and Main St. Parking currently available on the north and east sides of the building. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$491,400	<u>Total Land Value (2014):</u> \$95,000
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$396,400
<u>Site Access:</u> Curb-cuts on Main St. and Mulberry St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u>	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 16,463 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1941, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 106 NEW BRIDGE ST	<u>Parcel ID:</u> 118-008-002
<u>Parcel Size:</u> 4,390 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> AMORO, ELEUTERIO	
<u>Contact Information:</u> 104 NEW BRIDGE ST, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 1040 TWO FAMILY A .1 acre lot with a circa 1880, two-story two-family dwelling. Lot features direct access to New Bridge St.. Parking currently available on the north side of the building. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$160,900	<u>Total Land Value (2014):</u> \$57,500
	<u>Value of Extra Features (2014):</u> \$3,600
	<u>Building Value (2014):</u> \$99,800
<u>Site Access:</u> Curb-cut on New Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Pre-existing nonconforming lot.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 4,676 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).	
<u>Development Strategy:</u> Efforts should be made to retain residential use of this parcel. As area develops commercially, proximate residential parcels could come under pressure for commercial redevelopment.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 1097 MAIN ST	<u>Parcel ID:</u> 118-009-002
<u>Parcel Size:</u> 14,985 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> HADLEY ELIZABETH INC	
<u>Contact Information:</u> 1105 MAIN STREET, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 3221 STORE/SHOP MDL-96 A .34 acre lot provides parking for the Hofbrauhaus restaurant. Lot features access to Main St. through restaurant parcel. Traffic volume past the site is moderate.	
<u>Total Property Value (2014):</u> \$96,900	<u>Total Land Value (2014):</u> \$ 66,800
	<u>Value of Extra Features (2014):</u> \$200
	<u>Building Value (2014):</u> \$29,900
<u>Site Access:</u> Access to Main St. through restaurant parcel.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u>	
<u>Number of Buildings:</u> 1 (storage)	<u>Total Building Square Footage:</u> unknown sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1942, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 110 NEW BRIDGE ST	<u>Parcel ID:</u> 118-008-001
<u>Parcel Size:</u> 4,720 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> NAKHABENKO, VENIAMIN & LAPIK VLADIMIR	
<u>Contact Information:</u> 100 NEW BRIDGE ST, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 1040 TWO FAMILY A .11 acre lot with a circa 1880, two-story two-family dwelling. Lot features direct access to New Bridge St. Parking currently available on the west and north side (rear) of the building. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$155,100	<u>Total Land Value (2014):</u> \$57,600
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$97,500
<u>Site Access:</u> Curb-cut on New Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited on-site parking	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 4,377 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 1105 MAIN ST		<u>Parcel ID:</u> 118-009-003	
<u>Parcel Size:</u> 24,960 sf		<u>Current Zoning:</u> BA	
<u>Property Owner:</u> HADLEY ELIZABETH INC			
<u>Contact Information:</u> 1105 MAIN STREET, WEST SPRINGFIELD, MA			
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.			
<u>Site/Use Description:</u> LANDUSE CODE: 3260 REST/CLUBS MDL-94 A .57 acre lot with a circa 1930, one-story commercial building that is currently the site of the Hofbrauhaus restaurant. Lot features direct access to Main St. and new Bridge St. Parking currently available on the north side of the building. Traffic volume past the site is moderate.			
<u>Total Property Value (2014):</u> \$ 632,100		<u>Total Land Value (2014):</u> \$167,700	
		<u>Value of Extra Features (2014):</u> \$22,000	
		<u>Building Value (2014):</u> \$442,400	
<u>Site Access:</u> Curb-cuts on Main St. and New Bridge St.			
<u>Parking availability:</u> Yes			
<u>Site Constraints:</u>			
<u>Number of Buildings:</u> 1		<u>Total Building Square Footage:</u> 8,386 sf/gfa	
<u>Age and Condition of Buildings:</u> Approximate year built: 1935, condition grade superior (Assessor's).			
<u>Development Strategy:</u>			

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 134 NEW BRIDGE ST	<u>Parcel ID:</u> 118-020-002
<u>Parcel Size:</u> 5,500 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> SHAKIROV, SHAKHMARDAN	
<u>Contact Information:</u> 134 NEW BRIDGE ST, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 1040 TWO FAMILY A .13 acre lot currently site of a circa 1880 two-story two-family dwelling. Lot features direct access to New Bridge St. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$184,500	<u>Total Land Value (2014):</u> \$58,000
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$126,500
<u>Site Access:</u> Curb-cut on New Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking.	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 5,284 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 140 NEW BRIDGE ST	<u>Parcel ID:</u> 118-020-001
<u>Parcel Size:</u> 4,000 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> CRESPO, JUAN CARLOS	
<u>Contact Information:</u> 140 NEW BRIDGE ST, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 1040 TWO FAMILY A .09 acre lot currently site of a circa 1880 two-story two-family dwelling. Lot features direct access to Cook St. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$158,500	<u>Total Land Value (2014):</u> \$57,300
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$101,200
<u>Site Access:</u> Curb-cut on Cook St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking.	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 4,787 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 141 NEW BRIDGE ST.	<u>Parcel ID:</u> 118-023-004
<u>Parcel Size:</u> 5,000 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> 1050 MAIN STREET LLC	
<u>Contact Information:</u> 17 BEAUVIEW TERRACE, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 3920 UNDEV LAND A .11 acre vacant lot owned by same owner's as abutting West Side Auto Body. Lot features direct access to New Bridge St.. Traffic volume past the site is moderate.	
<u>Total Property Value (2014):</u> \$6,200	<u>Total Land Value (2014):</u> \$6,200 <u>Value of Extra Features (2014):</u> \$0 <u>Building Value (2014):</u> \$0
<u>Site Access:</u> Curb-cut on New Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u>	
<u>Number of Buildings:</u> 0	<u>Total Building Square Footage:</u> NA
<u>Age and Condition of Buildings:</u> NA	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 20 COOK ST	<u>Parcel ID:</u> 118-020-009
<u>Parcel Size:</u> 4,900 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> MALLOY, KEVIN & HOLLY	
<u>Contact Information:</u> 220 CLOVER HILL DR, FEEDING HILLS, MA 01030	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 1040 TWO FAMILY A .11 acre lot currently site of a circa 1880 two-story two-family dwelling. Lot features direct access to Cook St. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$144,400	<u>Total Land Value (2014):</u> \$57,700
	<u>Value of Extra Features (2014):</u> \$1,600
	<u>Building Value (2014):</u> \$85,100
<u>Site Access:</u> Curb-cut on Cook St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Pre-existing nonconforming lot with limited yard area and limited parking.	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 2,797 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).	
<u>Development Strategy:</u> Being Zoned Business A, a pre-existing nonconforming use in a 130 year-old structure surrounded by commercial/ industrial uses, property is subject to eventual reuse. Pre-existing nonconforming lot lends itself to being absorbed by abutting commercial property.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 218 MEMORIAL AVE	<u>Parcel ID:</u> 118-025-001
<u>Parcel Size:</u> 21,083	<u>Current Zoning:</u> BA
<u>Property Owner:</u> H & P REALTY LLC	
<u>Contact Information:</u> 38 BRUSHWOOD RD, STAMFORD, CT 06903	
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C	
<u>Site/Use Description:</u> LANDUSE CODE: 3220 - STORE/SHOP MDL-94, Retail/Office A .48 acre lot with a circa 1938, one and two-story commercial/office building. Lot features direct access to Main St. & Bresnahan St. with frontage on Memorial Ave. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$738,900	<u>Total Land Value (2014):</u> \$163,200
	<u>Value of Extra Features (2014):</u> \$9,800
	<u>Building Value (2014):</u> \$ 565,900
<u>Site Access:</u> Main St. & Bresnahan St.	
<u>Parking availability:</u> No parking on-site. Parking currently available on the north, east and west sides of the building but is located in the street right-of-way.	
<u>Site Constraints:</u> Limited open space. Limited Parking	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 24,936 sf
<u>Age and Condition of Buildings:</u> Circa 1938, condition grade average (Assessor's).	
<u>Development Strategy:</u> <i>(Improvement Strategy? Recommended Strategy?)</i>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 24-26 COOK ST	<u>Parcel ID:</u> 118-020-008
<u>Parcel Size:</u> 4,487 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> BASILE, ANIELLO GREGORY & SUSAN ANN	
<u>Contact Information:</u> 24-26 COOK STREET, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 332I AUTO REPR MDL-96 A .1 acre lot currently site of a circa 1930 one story commercial building currently occupied by Service First, a commercial cleaning and janitorial building maintenance company. Lot features direct access to Cook St. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$142,800	<u>Total Land Value (2014):</u> \$61,600
	<u>Value of Extra Features (2014):</u> \$700
	<u>Building Value (2014):</u> \$80,500
<u>Site Access:</u> Curb-cut on Cook St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Pre-existing nonconforming lot with limited yard area and limited parking.	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 2,526 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1930, condition grade average (Assessor's).	
<u>Development Strategy:</u> Pre-existing nonconforming lot could be combined with abutting pre-existing non conforming lot(s) to create new redevelopment opportunity.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



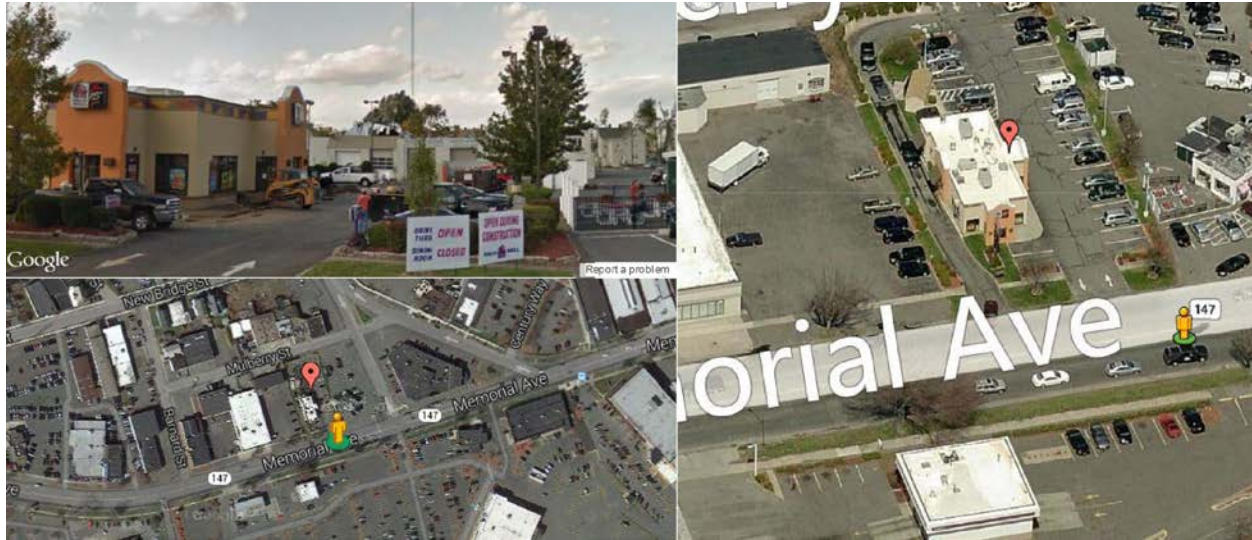
<u>Parcel Address:</u> 26 MULBERRY ST	<u>Parcel ID:</u> 118-023-002
<u>Parcel Size:</u> 5,097 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> PHILLIPS REALTY TRUST	
<u>Contact Information:</u> 125 SOMERS ROAD, EAST LONGMEADOW, MA 01028	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 322I STORE/SHOP MDL-96 A .12 acre lot with two commercial buildings circa 1940 that is currently the site of JOBBERS AUTO ELECTRIC. Lot features direct access to Mulberry St. Parking currently available on the south (front) side of the building. Traffic volume past the site is moderate.	
<u>Total Property Value (2014):</u> \$117,900	<u>Total Land Value (2014):</u> \$61,900
	<u>Value of Extra Features (2014):</u> \$2,800
	<u>Building Value (2014):</u> \$53,200
<u>Site Access:</u> Curb-cut on Mulberry St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Pre-existing nonconforming lot with limited yard area	
<u>Number of Buildings:</u> Two	<u>Total Building Square Footage:</u> 1,844 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1940, condition grade average (Assessor's).	
<u>Development Strategy:</u> Pre-existing nonconforming lot could be combined with abutting pre-existing non conforming lot(s) to create new redevelopment opportunity.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 280 MEMORIAL AVE		<u>Parcel ID:</u> 118-024-005	
<u>Parcel Size:</u> 16,204 sf		<u>Current Zoning:</u> BA	
<u>Property Owner:</u> BARKETT, EDWARD J			
<u>Contact Information:</u> 280 MEMORIAL AVE, WEST SPRINGFIELD, 01090			
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.			
<u>Site/Use Description:</u> LANDUSE CODE: 3260 REST/CLUBS MDL-94 A .37 acre lot with a circa 1940, one-story commercial building that is currently the site of the White Hut restaurant. Lot features direct access to Memorial Ave., Bresnahan St. and Mulberry St. Parking currently available on the north, south and east side of the building. Traffic volume past the site is heavy.			
<u>Total Property Value (2014):</u> \$ 247,100		<u>Total Land Value (2014):</u> \$157,300	
		<u>Value of Extra Features (2014):</u> \$12,600	
		<u>Building Value (2014):</u> \$77,200	
<u>Site Access:</u> Curb-cuts on Memorial Ave., Bresnahan St. and Mulberry St.			
<u>Parking availability:</u> Yes			
<u>Site Constraints:</u> Undefined curb-cuts			
<u>Number of Buildings:</u> One		<u>Total Building Square Footage:</u> 1,800 sf/gfa	
<u>Age and Condition of Buildings:</u> Approximate year built: 1945, condition grade fair (Assessor’s).			
<u>Development Strategy:</u>			

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 298 MEMORIAL AVE	<u>Parcel ID:</u> 118-024-004
<u>Parcel Size:</u> 20,038 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> G F ENTERPRISE II LLC	
<u>Contact Information:</u> 462 MARINER DR, JUPITER, FL 33477	
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 3261 REST/CLUBS MDL-96 A .46 acre lot with a circa 1990, one-story commercial building that is currently the site of the Taco Bell. Lot features direct access to Memorial Ave. and Mulberry St. Parking currently available on the north and east sides of the building. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$647,400	<u>Total Land Value (2014):</u> \$161,700
	<u>Value of Extra Features (2014):</u> \$34,400
	<u>Building Value (2014):</u> \$451,300
<u>Site Access:</u> Curb-cuts on Memorial Ave. and Mulberry St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u>	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 2,252 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1997, condition grade superior (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 30 COOK ST	<u>Parcel ID:</u> 118-020-007
<u>Parcel Size:</u> 4,650 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> AZIZ, BUSHRA	
<u>Contact Information:</u> 8 CATAUMET LANE, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 1040 TWO FAMILY A .11 acre lot currently site of a circa 1890 two-story two-family dwelling. Lot features direct access to Bridge St. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$129,800	<u>Total Land Value (2014):</u> \$57,600
	<u>Value of Extra Features (2014):</u> \$1,500
	<u>Building Value (2014):</u> \$70,700
<u>Site Access:</u> Curb-cut on Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Pre-existing nonconforming lot with limited yard area.	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 3,660 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1890, condition grade average (Assessor's).	
<u>Development Strategy:</u> Being Zoned Business A and a pre-existing nonconforming use in a 130 year-old structure surrounded by commercial/ industrial uses, the property is subject to eventual reuse. Pre-existing nonconforming lot lends itself to being absorbed by abutting commercial property and/or nonconforming residential properties for redevelopment opportunity.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 38-78 CENTURY WAY	<u>Parcel ID:</u> 119-004-001
<u>Parcel Size:</u> 49,658 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> ENTRE-PEARSON LTD PARTNERSHIP	
<u>Contact Information:</u> PO BOX 180, WEST SPRINGFIELD, 01090	
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 322I STORE/SHOP MDL-96 A 1.14 acre lot with a circa 1980, one-story commercial building that includes 8 units. Lot features direct access to Century Way. Parking currently available on the north side of the building. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$1,080,700	<u>Total Land Value (2014):</u> \$205,100
	<u>Value of Extra Features (2014):</u> \$9,300
	<u>Building Value (2014):</u> \$866,300
<u>Site Access:</u> Century Way	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> None	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 13,800 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1984, condition grade very good (Assessor's).	
<u>Development Strategy:</u> Improved access and roadway improvements to this section of Main Street to better control traffic.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 41-77 CENTURY WAY	<u>Parcel ID:</u> 119-003-012
<u>Parcel Size:</u> 37,418 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> ENTRE-PEARSON LTD PARTNERSHIP	
<u>Contact Information:</u> PO BOX 180, WEST SPRINGFIELD, 01090	
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 322I STORE/SHOP MDL-96 A .86 acre lot with a circa 1980, one-story commercial building that includes 7 units. Lot features direct access to Century Way. Parking currently available on the north side of the building. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$795,100	<u>Total Land Value (2014):</u> \$154,500
	<u>Value of Extra Features (2014):</u> \$11,400
	<u>Building Value (2014):</u> \$629,200
<u>Site Access:</u> Century Way	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> None	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 14,300 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1983, condition grade very good (Assessor's).	
<u>Development Strategy:</u> Improved access and roadway improvements to this section of Main Street to better control traffic.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 69 NEW BRIDGE ST	<u>Parcel ID:</u> 119-004-002		
<u>Parcel Size:</u> 4,225 sf	<u>Current Zoning:</u> BA		
<u>Property Owner:</u> NEVADAR REALTY TRUST, C/O ATTY MIKE BROWN			
<u>Contact Information:</u> 77 TURNPIKE RD, SOUTHBOROUGH, MA 01772			
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.			
<u>Site/Use Description:</u> LANDUSE CODE: 1040 TWO FAMILY A .1 acre lot occupied by a circa 1880, two-story two-family dwelling. Lot features direct access to New Bridge St.. On-site parking currently available on the west side of the building. Traffic volume past the site is light.			
<u>Total Property Value (2014):</u> \$145,500		<u>Total Land Value (2014):</u> \$49,900	
		<u>Value of Extra Features (2014):</u> \$0	
		<u>Building Value (2014):</u> \$95600	
<u>Site Access:</u> Curb-cut on New Bridge St.			
<u>Parking availability:</u> Yes			
<u>Site Constraints:</u> Pre-existing nonconforming lot			
<u>Number of Buildings:</u> 1		<u>Total Building Square Footage:</u> 4,392 sf/gfa	
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).			
<u>Development Strategy:</u> Being Zoned Business A and a pre-existing nonconforming use in a 120 year-old structure abutted on two side by commercial/industrial uses, the property could be subject to eventual reuse. Pre-existing nonconforming lot lends itself to being absorbed by abutting commercial property.			

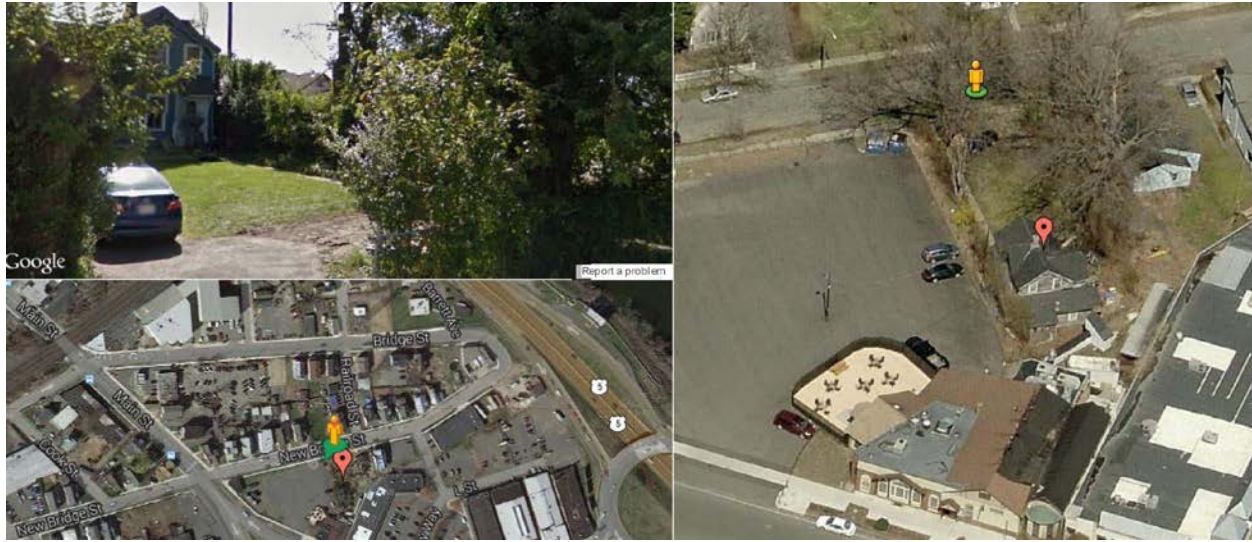
INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 75 NEW BRIDGE ST	<u>Parcel ID:</u> 119-004-003
<u>Parcel Size:</u> 5,475 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> HADLEY ELIZABETH INC	
<u>Contact Information:</u> 1105 MAIN STREET, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 1010 SINGLE FAM MDL-01 A .13 acre lot has new single-family dwelling rebuilt in 2011 following tornado damage. Lot features direct access to New Bridge St.. Parking currently available on the north side of the building. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$166,000	<u>Total Land Value (2014):</u> \$58,000
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$108,000
<u>Site Access:</u> Curb-cut on New Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Pre-existing nonconforming lot.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 2,080 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 2011, condition grade average (Assessor's).	
<u>Development Strategy:</u> Being Zoned Business A and a pre-existing nonconforming use in a newly reconstructed structure following tornado damage, the parcel's rear yard abuts commercial use but, as goes the abutting parcels on either side, so will go this parcel. Pre-existing nonconforming lot lends itself to being absorbed by abutting commercial property and/or combined with abutting nonconforming residential properties for redevelopment opportunity.	

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INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 81 NEW BRIDGE ST	<u>Parcel ID:</u> 119-004-004
<u>Parcel Size:</u> 6,725 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> BLACK, DWAYNE L and AMY BLACK	
<u>Contact Information:</u> 81 NEW BRIDGE ST, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 1040 TWO FAMILY A .15 acre lot occupied by a circa 1880, two-story two-family dwelling. Lot features direct access to New Bridge St.. Parking currently available in the front of the parcel. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$137,800	<u>Total Land Value (2014):</u> \$58,600
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$79,200
<u>Site Access:</u> Curb-cut on New Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Pre-existing nonconforming lot.	
<u>Number of Buildings:</u> 1	<u>Total Building Square Footage:</u> 2,810 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1880, condition grade average (Assessor's).	
<u>Development Strategy:</u> Being Zoned Business A and a pre-existing nonconforming use in a 130 year-old structure abutted on two sides by commercial uses, the property is subject to eventual reuse. Pre-existing nonconforming lot lends itself to being absorbed by abutting commercial property and/or nonconforming residential properties for redevelopment opportunity.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 89 NEW BRIDGE ST	<u>Parcel ID:</u> 118-009-001
<u>Parcel Size:</u> 5,000 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> HADLEY ELIZABETH INC	
<u>Contact Information:</u> 1105 MAIN STREET, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description:</u> LANDUSE CODE: 3920 UNDEV LAND A .11 acre lot is currently used as part of the Hofbrauhaus restaurant parking lot. Traffic volume past the site is light.	
<u>Total Property Value (2014):</u> \$12,400	<u>Total Land Value (2014):</u> \$12,400
	<u>Value of Extra Features (2014):</u> \$0
	<u>Building Value (2014):</u> \$0
<u>Site Access:</u> No curb-cut, access through Hofbrauhaus parking lot.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> None	
<u>Number of Buildings:</u> NA	<u>Total Building Square Footage:</u> NA
<u>Age and Condition of Buildings:</u> NA	
<u>Development Strategy:</u> Currently used as part of the Hofbrauhaus restaurant parking lot this parcel, combined with abutting commercial parcels provides a redevelopment opportunity.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 947 MAIN ST	<u>Parcel ID:</u> 118-006-009
<u>Parcel Size:</u> 58,370 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> CREANZA REALTY II LLP	
<u>Contact Information:</u> 65 FOREST GLEN, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 316I COMM WHSE MDL-96 A 1.34 acre lot currently occupied by multi story warehouse used by WEST SPRINGFIELD AUTO PARTS for wholesale distribution. Owned by same as parcel across the street used for parking. Lot features direct access to Bridge St.. Traffic volume past the site is moderate.	
<u>Total Property Value (2014):</u> \$1,180,800	<u>Total Land Value (2014):</u> \$144,800
	<u>Value of Extra Features (2014):</u> \$40,200
	<u>Building Value (2014):</u> \$995,800
<u>Site Access:</u> Curb-cut on Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u>	
<u>Number of Buildings:</u> Two	<u>Total Building Square Footage:</u> 55,468 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1977, graded poor by Assessor's.	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 97 BRIDGE ST	<u>Parcel ID:</u> 118-008-012
<u>Parcel Size:</u> 27,700 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> CREANZA REALTY II LLP	
<u>Contact Information:</u> 65 FOREST GLEN, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 3370 PARK LOT A .64 acre lot currently used as a parking lot. Owned by same as parcel across the street. Lot features direct access to Bridge St.. Traffic volume past the site is moderate.	
<u>Total Property Value (2014):</u> \$91,300	<u>Total Land Value (2014):</u> \$66,500
	<u>Value of Extra Features (2014):</u> \$24,800
	<u>Building Value (2014):</u> \$0
<u>Site Access:</u> Curb-cut on Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u>	
<u>Number of Buildings:</u> 0	<u>Total Building Square Footage:</u> 0 gsf
<u>Age and Condition of Buildings:</u> NA	
<u>Development Strategy:</u> Parcel currently provides required parking for commercial use.	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 974 MAIN ST	<u>Parcel ID:</u> 118-020-006
<u>Parcel Size:</u> 26,659 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> STANDARD PLATING CO INC	
<u>Contact Information:</u> 964 MAIN STREET, WEST SPRINGFIELD, MA	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 4000 FACTORY MDL-96 A .61 acre lot currently site of a vacant one-story manufacturing building formerly occupied by Standard Plating, Inc. Lot features direct access to Main St., Bridge St. and Cooke St. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$322,200	<u>Total Land Value (2014):</u> \$ 72,800
	<u>Value of Extra Features (2014):</u> \$700
	<u>Building Value (2014):</u> \$248,700
<u>Site Access:</u> Curb-cut on Main St., Bridge St. and Cooke St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking. Brownfield issues	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 11,396 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1946, condition grade average (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 977 MAIN ST	<u>Parcel ID:</u> 118-008-013
<u>Parcel Size:</u> 12,981 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> V S H REALTY INC	
<u>Contact Information:</u> c/o CUMBERLAND FARMS, 100 CROSSING BLVD, FRAMINGHAM, MA 01702-5401	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 325I CONV FOOD MDL-96 A .3 acre lot currently occupied by single-story convenience store with gas pumps operated by CUMBERLAND FARMS. Lot features direct access to Main St. and Bridge St.. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$451,100	<u>Total Land Value (2014):</u> \$153,600
	<u>Value of Extra Features (2014):</u> \$73,100
	<u>Building Value (2014):</u> \$224,400
<u>Site Access:</u> Curb-cut on Main St. and Bridge St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u>	
<u>Number of Buildings:</u> One	<u>Total Building Square Footage:</u> 4,200 sf/gsf
<u>Age and Condition of Buildings:</u> Approximate year built: 1973, condition grade good (Assessor's).	
<u>Development Strategy:</u>	

INDIVIDUAL PROPERTY ASSESSMENT IN PRIORITY AREA 4



<u>Parcel Address:</u> 993 MAIN ST	<u>Parcel ID:</u> 118-008-014
<u>Parcel Size:</u> 8,250 sf	<u>Current Zoning:</u> BA
<u>Property Owner:</u> CODRY REALTY INC	
<u>Contact Information:</u> C/O SINIGUR, 37 MAIN ROAD, MONTGOMERY, MA 01085	
<u>Adjacent Land Uses:</u> Residential, commercial, retail and office. Adjacent properties zoned Business A with nearby Residence C.	
<u>Site/Use Description</u> LANDUSE CODE: 0105 THREE FAMILY MDL-01, 0104 TWO FAMILY MDL-01, 0321 STORE/SHOP MDL-96 A .19 acre lot currently occupied by three buildings. A three-story three-family dwelling, a two-story two-family dwelling and a one-story commercial building. Lot features direct access to Main St. Traffic volume past the site is heavy.	
<u>Total Property Value (2014):</u> \$114,600	<u>Total Land Value (2014):</u> \$71,500
	<u>Value of Extra Features (2014):</u> \$5,500
	<u>Building Value (2014):</u> \$37,600
<u>Site Access:</u> Curb-cut on Main St.	
<u>Parking availability:</u> Yes	
<u>Site Constraints:</u> Limited open space. Limited parking	
<u>Number of Buildings:</u> Three	<u>Total Building Square Footage:</u> Three-Family 6,107 sf/gfa, Two-Family 2,653sf/gfa, Commercial 1,330 sf/gfa
<u>Age and Condition of Buildings:</u> Approximate year built: 1940, condition grade standard (Assessor's).	
<u>Development Strategy:</u>	