Property Location: SHAKER RD | **MAP ID:** 21/ 6/ 0/ / | **Bldg Name:** | **State Use:** 428

Vision ID: 1210 | **Account #** 1243 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/26/2014 11:43

CURRENT OWNER

BAY STATE GAS CO
C/O COLUMBIA GAS OF MA
4 TECHNOLOGY DR SUITE 250

WESTBOROUGH, MA 01581
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 500
In+Ex FY	Current Ac. .21001
Mailed	
GIS ID: F_379766_2841372	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
INDUSTR.	428	30,500	30,500
IND LAND	428	91,900	91,900
INDUSTR.	428	3,300	3,300
		Total	125,700	125,700

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BAY STATE GAS CO	02296/ 0100	03/04/1954	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	27,400	2013	B	28,200	2012	B	28,200
2014	L	87,700	2013	L	87,700	2012	L	87,700
2014	O	3,900	2013	O	4,000	2012	O	4,000
		Total: 119,000			*Total:* 119,900			*Total:* 119,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	30,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	3,300
Appraised Land Value (Bldg)	91,900
Special Land Value	0
Total Appraised Parcel Value	125,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	125,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			428	BG

NOTES

BAY STATE GAS COMPANY ESTIMATED GALLON
CAPACITY OF THE ABOVE GROUND TANK

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/19/2004			303	2	MEASURED
04/23/1981			500	3	MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	428	GAS SUB	RA				9,148	SF	8.33	1.4200	E	1.0000	0.85	BG	1.00	ESM2			1.00	10.05	91,900

Total Card Land Units: 0.21 AC | **Parcel Total Land Area:** 0.21 AC | **Total Land Value:** 91,900

Property Location: SHAKER RD | **MAP ID:** 21/ 6/ 0/ / | **Bldg Name:** | **State Use:** 428

Vision ID: 1210 | **Account #**1243 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/26/2014 11:43

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	55		PMP/VLV HS
Model	96		INDUSTRIAL
Grade	B		GOOD
Stories	1.00		1 Story
Occupancy	1		
Exterior Wall 1	7		BRICK
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	3		ASBESTOS
Interior Wall 1	5		MINIMUM
Interior Wall 2			
Interior Floor 1	12		CONCRETE
Interior Floor 2			
Heating Fuel	5		NONE
Heating Type	8		NONE
AC Percent	0		
FBM Sqft			
Bldg Use	428		GAS SUB
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	0		
Extra Fixtures	0		
#Heat Sys	0		
Frame	2		STEEL
Bath Style	A		AVERAGE
Foundation	1		CONCRETE
Partitions	T		TYPICAL
Wall Height	12		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

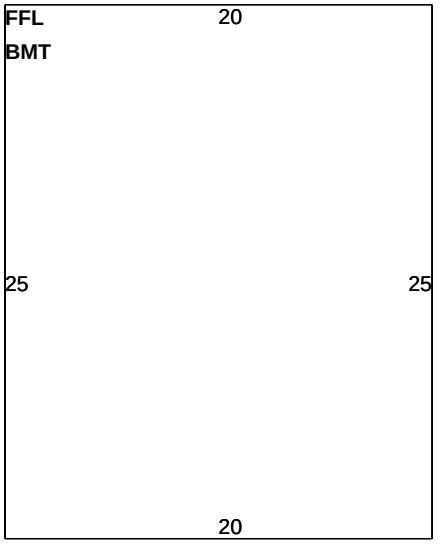
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
428	GAS SUB	100

COST/MARKET VALUATION

Adj. Base Rate:	69.69
Replace Cost	41,812
AYB	1954
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	30,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
88	FENCE-6			L	200	9.78	1965	A		AV	60	1,200
72	TANK-AG			L	2,000	1.61	2013	A		AV	60	1,900
86	CONC PAV			L	144	2.30	1990	A		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	500		13.94	6,969
FFL	1ST FLOOR	500	500		69.69	34,843
	Ttl. Gross Liv/Lease Area:	500	1,000	600		41,812