

Property Location: 46 SHAKER RD

Account #2005

MAP ID:27/ 168/ 0/ /

Bldg Name:

State Use:325

Vision ID: 1969

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 15:56

CURRENT OWNER

LOPARDO ERNEST + MARGRET ROSE

17 MAPLE GROVE RD

HAMPDEN, MA 01036

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY 2014
Mailed 4/1/2013
GIS ID: F_380933_2849668

Received
Prior ID
Owner Occ
Final Area 3842
Current Ac. 34816
ASSOC PID#

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Total

Code

325

325

325

312,500

Appraised Value

183,500

121,500

7,500

312,500

Assessed Value

183,500

121,500

7,500

312,500

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

LOPARDO ERNEST + MARGRET ROSE

BK-VOL/PAGE

03606/ 0531

SALE DATE

07/19/1971

q/u

U

v/i

I

SALE PRICE

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

171,800

115,800

7,200

294,800

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

171,800

115,800

7,200

294,800

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

171,800

115,800

7,200

294,800

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Assessing Neighborhood

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

325

Batch

BG

Notes

KOFFEE TYME,FAMILY HOBE SHOP + BARBER
SHOP BLDG ANGLED, TENANTS: CREATIONS
FACTORY-FILES & COUNTER TOPS, KOFFEE
TYME, & BARBER SHOP-REDSTONE CREAMERY

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

183,500

0

7,500

121,500

0

312,500

C

0

312,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Visit/ Change History

Date

05/21/2004

10/09/1990

04/20/1981

Type

IS

ID

303

107

500

Cd.

3

3

3

Purpose/Result

MEAS+INSPCTD

MEAS+INSPCTD

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

325

Use Description

STORE

Zone

BUS

D

Front

Depth

Units

15,166

SF

Unit Price

5.64

I. Factor

1.4200

S.A.

E

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

BG

Adj.

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

Adj. Unit Price

8.01

Land Value

121,500

Total Card Land Units:

0.35

AC

Parcel Total Land Area:

0.35

AC

Total Land Value:

121,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 Story				
Occupancy	3			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	325	STORE		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		70.25	
Interior Floor 1	5		LINO/VINYL	Replace Cost		269,911	
Interior Floor 2	4		CARPET	AYB		1957	
Heating Fuel	2		GAS	EYB		1982	
Heating Type	1		FORCED H/A	Dep Code		AG	
AC Percent	100			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	325		STORE	Dep %		32	
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	3			Condition			
Extra Fixtures	3			% Complete			
#Heat Sys	3			Overall % Cond		68	
Frame	1		WOOD	Apprais Val		183,500	
Bath Style	A		AVERAGE	Dep % Ovr		0	
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr		0	
Wall Height	12			Misc Imp Ovr Comment			
FBM Quality				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
85	PAVING			L	8,140	1.61	1960	A		AV	55	7,200
83	SIGN			L	30	28.75	1960	A		FR	40	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,842	3,842		70.25	269,911	
Ttl. Gross Liv/Lease Area:		3,842	3,842	3,842		269,911	

