

Property Location: 94 SHAKER RD
Vision ID: 2147

Account #2184

MAP ID:28/ 7/ B/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:340

Print Date:12/27/2014 18:17

CURRENT OWNER

BCHP PARTNERS LLC

123 PARK AVE

WEST SPRINGFIELD, MA 01089

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_380743_2848789

Received

Prior ID

Owner Occ

Final Area 26241

Current Ac. 2.666

ASSOC PID#

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Total

Code

340

340

340

2,231,500

Appraised Value

1,804,900

408,800

17,800

2,231,500

Assessed Value

1,804,900

408,800

17,800

2,231,500

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BCHP PARTNERS LLC

CHAPDELAINE REALTY INC,

CHAPDELAINE REALTY INC,

CHAPDELAINE JOSEPH,

BK-VOL/PAGE

16472/ 534

16472/ 517

11045/ 323

04908/ 0327

SALE DATE

01/22/2007

01/22/2007

12/22/1999

02/26/1980

q/u

U

U

U

U

v/i

I

I

I

I

SALE PRICE

10

1

1

0

V.C.

B

B

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

1,691,600

390,200

21,200

2,103,000

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

1,757,200

390,200

21,400

2,168,800

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

1,770,100

390,200

21,800

2,182,100

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

1,691,600

390,200

21,200

2,103,000

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

1,757,200

390,200

21,400

2,168,800

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

1,770,100

390,200

21,800

2,182,100

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

340

Batch

BG

NOTES

SUB DIV #751 -SUB DIV 1018SAFE ONLY NO 28-10-A

VAULT UNITED BANK (TENANTS HAMPDEN

COUNTY PHYSICIANS 1ST FLOOR SMD FIELD

BULKLEY & EDDY INSURANCE-FY2010 SUB DIV

#1057 PER DIANE HILDRETH (ASSESSORS -

295 SF (PARCEL B01) FROM 28-7-B TO

BUILDING PERMIT RECORD

Permit ID

201400929

201203138

154

27

254

114

22

Issue Date

05/01/2014

09/19/2012

06/10/2011

02/02/2009

08/11/2008

04/24/2008

01/25/2008

Type

6

GEN

6

6

7

7

6

Description

SIGN

GENERATOR

SIGN

SIGN

REMODEL

REMODEL

SIGN

Amount

2,950

86,800

0

0

20,000

32,000

3,500

Insp. Date

% Comp.

0

0

0

0

0

0

0

Date Comp.

Comments

URGENT CARE CENTE

MOVE EXISTING NVC

RAISE EXISTING SIGN

INTERIOR BUILD-OUT

INTERIOR BUILD-OUT

96 SHAKER

VISIT/ CHANGE HISTORY

Date

06/07/2013

03/23/2012

12/04/2009

01/09/2009

02/15/2008

Type

IS

ID

317

317

317

317

317

Cd.

15

15

15

15

3

Purpose/Result

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

340

Use Description

OFFICE

Zone

BUS

D

Front

Depth

Units

116,131

SF

Unit Price

2.48

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

3.52

Land Value

408,800

Total Card Land Units:

2.67

AC

Parcel Total Land Area:

2.67

AC

Total Land Value:

408,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	B+		GOOD (+)				
Stories	2.00		2 Story				
Occupancy	3			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				340	OFFICE		100
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			69.74
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			1,836,688
Heating Type	1		FORCED H/A	AYB			2007
AC Percent	100			EYB			2008
FBM Sqft				Dep Code			AG
Bldg Use	340		OFFICE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			6
Full Baths	1			Functional ObsInc			
Half Baths	11			External ObsInc			
Extra Fixtures	20			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			94
Foundation	1		CONCRETE	Apprais Val			1,726,500
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality				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
85	PAVING			L	14,500	1.61	2007	A		GD	70	16,300
84	SIGN-ILU			L	40	40.25	2007	G		GD	70	1,400
86	CONC PAV			L	72	2.30	2012	A		GD	70	100
57	DRIVE-UP			B	1	17,250.00	2008	G	1	GD	94	20,300
58	D-UP,PNU			B	1	20,700.00	2008	G	1	GD	94	24,300
60	A-T-M			B	1	28,750.00	2008	G	1	GD	94	33,800
GEN	GENERATOR			B	1	0.00	2008	A	1	AV	94	0

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
CNP	CANOPY	0	825		3.47	2,850
FFL	1ST FLOOR	16,148	16,148		69.74	1,126,128
OFP	OPEN PORCH	0	559		6.99	3,905
SFL	2ND FLOOR	10,092	10,092		69.74	703,795

[illegible]