

Property Location: 40 HARKNESS AV

Account #49

MAP ID:12/ 2/ 4/ /

Bldg Name:

State Use:325

Vision ID: 48

Account #49

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/25/2014 21:52

CURRENT OWNER

PHAM NGUYEN LLC

8 GROVETON ST

SPRINGFIELD, MA 01606

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

325

184,400

184,400

COMM LAND

325

115,300

115,300

COMMERC.

325

6,800

6,800

Total

306,500

306,500

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

PHAM NGUYEN LLC

PIONEER VALLEY GIRL SCOUTS,COUNCIL INC

BK-VOL/PAGE

19701/ 519

05137/ 0175

SALE DATE

02/26/2013

07/16/1981

q/u

U

U

v/i

I

I

SALE PRICE

270,000

0

V.C.

1K

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

139,000

2013

B

139,200

2012

B

139,200

2014

L

110,000

2013

L

110,000

2012

L

110,000

2014

O

5,800

2013

O

6,800

2012

O

6,800

Total:

254,800

Total:

256,000

Total:

256,000

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

184,400

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

6,800

Appraised Land Value (Bldg)

115,300

Special Land Value

0

Total Appraised Parcel Value

306,500

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

306,500

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

325

BG

NOTES

GLAMOUR NAILS & SPA

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201302784

10/10/2013

6

SIGN

9,500

04/25/2014

100

04/25/2014

GLAMOUR NAILS (FRONT)

201302421

07/25/2013

7

REMODEL

204,000

04/25/2014

100

04/25/2014

INTERIOR BUILDOUT

22

01/16/2009

7

REMODEL

9,100

0

INTERIOR REMODEL

5

01/05/2005

8

RENOVATION

8,000

0

INTERIOR

25

03/01/1994

MN

Manual Note

1,500

0

REMDLBATH

265

09/01/1993

MN

Manual Note

400

0

RAMP

245

11/01/1991

MN

Manual Note

775

0

SHED

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/25/2014

317

14

INSPECTED

05/17/2013

105

15

PERMIT VISIT

103/15/2013

317

3

MEAS+INSPCTD

12/03/2009

317

15

PERMIT VISIT

12/05/2005

311

15

PERMIT VISIT

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

325

STORE

BUS

12,373

SF

6.56

1.4200

E

1.0000

1.00

BG

1.00

1.00

9.32

115,300

Total Card Land Units:

0.28

AC

Parcel Total Land Area:

0.28

AC

Total Land Value:

115,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	5		LINO/VINYL	Adj. Base Rate:			82.51
Interior Floor 2							
Heating Fuel	2		GAS	Replace Cost			216,990
Heating Type	1		FORCED H/A	AYB			1970
AC Percent	100			EYB			1999
FBM Sqft	2176			Dep Code			VG
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			2014
Bedrooms	0			Dep %			15
Full Baths	0			Functional Obslnc			
Half Baths	4			External Obslnc			
Extra Fixtures	3			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			85
Foundation	1		CONCRETE	Apprais Val			184,400
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality	3			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	4,800	1.61	2013	A		GD	70	5,400
02	SHED/FR			L	96	7.48	1990	A		AV	55	400
02	SHED/FR			L	80	7.48	1990	A		AV	55	300
84	SIGN-ILU			L	26	40.25	2013	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,176		16.49	35,890	
CNP	CANOPY	0	144		4.01	578	
FFL	1ST FLOOR	2,176	2,176		82.51	179,532	
WDK	WOOD DECK	0	84		11.79	990	
Ttl. Gross Liv/Lease Area:		2,176	4,580	2,630		216,990	

