

Property Location: 174 SHAKER RD										MAP ID: 18/ 16/ 4/ /										Bldg Name:										State Use: 325																													
Vision ID: 907										Account #932										Bldg #: 1 of 2										Sec #: 1 of 1										Card 1 of 2										Print Date: 12/29/2014 11:28									
CURRENT OWNER										TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA <																											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	D+		FAIR (+)				
Stories	1.75		1 3/4 Stories				
Occupancy	1			MIXED USE			
Exterior Wall 1	18		CORREG STL	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		57.68	
Interior Floor 2	4		CARPET				
Heating Fuel	1		OIL				
Heating Type	1		FORCED H/A	Replace Cost		224,948	
AC Percent	8			AYB		1958	
FBM Sqft				EYB		1976	
Bldg Use	325		STORE	Dep Code		AV	
Total Rooms	0			Remodel Rating			
Bedrooms	0			Year Remodeled			
Full Baths	0			Dep %		38	
Half Baths	2			Functional ObsInc			
Extra Fixtures	1			External ObsInc			
#Heat Sys	1			Cost Trend Factor		1	
Frame	1		WOOD	Condition			
Bath Style	A		AVERAGE	% Complete			
Foundation	1		CONCRETE	Overall % Cond		62	
Partitions	T		TYPICAL	Apprais Val		139,500	
Wall Height	12			Dep % Ovr		0	
FBM Quality				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	192	9.78	1960	A		AV	55	1,000
85	PAVING			L	25,000	1.61	1960	A		AV	55	22,100
84	SIGN-ILU			L	46	40.25	1980	A		AV	55	1,000
01	SHED/MTL			L	24	5.18	1980	A		AV	55	100

BUILDING SUB-AREA SUMMARY SECTION														
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Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	3,900	3,900		57.68	224,940

A diagram of a rectangle with side lengths 78, 50, 78, and 42. The top-left corner is labeled 'FFL'.



Property Location: 174 SHAKER RD

Account #932

MAP ID: 18/ 16/ 4/ /

Bldg Name:

State Use:325

Vision ID: 907

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

Print Date: 12/29/2014 11:28

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION											
ZEPKE RALPH 174 SHAKER RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value													
											COMMERC.		325		277,000		277,000													
											COMM LAND		325		174,300		174,300													
											COMMERC.		325		24,200		24,200													
SUPPLEMENTAL DATA																														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY 2015 Mailed 3/17/2014 GIS ID: F_380028_2847181										Received 4/2/2014 Prior ID Owner Occ Final Area 6492 Current Ac. .90142 ASSOC PID#																				
Total															475,500		475,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
ZEPKE RALPH				04831/ 0157			09/14/1979		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
														2014	B	274,200		2013	B	275,300		2012	B	276,500						
														2014	L	166,500		2013	L	166,500		2012	L	166,500						
														2014	O	19,000		2013	O	19,000		2012	O	19,100						
														Total:	459,700		Total:		460,800		Total:		462,100							
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description		Amount		Code	Description			Number		Amount												Comm. Int.						
Total:																														
ASSESSING NEIGHBORHOOD																														
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																		
0001/A									325			BG																		
NOTES																														
TENANTS: REDSTONE AUTOMOTIVE & BACK TOWING																														
BUILDING PERMIT RECORD															VISIT/ CHANGE HISTORY															
Permit ID		Issue Date		Type	Description			Amount		Insp. Date		% Comp.	Date Comp.		Comments			Date		Type	IS	ID	Cd.	Purpose/Result						
																		05/17/2004				303	3	MEAS+INSPCTD						
																		10/08/1990				107	3	MEAS+INSPCTD						
																		04/03/1986				500	15	PERMIT VISIT						
																		04/20/1981				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						
2	325	STORE			BUS				0 SF		0.00	1.4200	E	1.0000	1.00	BG	1.00					.00	0.00	0						
Total Card Land Units:									0.00		AC	Parcel Total Land Area:				0.9 AC				Total Land Value:									0	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	39		REPAIR GAR				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	1.00		1 Story				
Occupancy	2			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH	COST/MARKET VALUATION			
Interior Wall 1	5		MINIMUM	Adj. Base Rate:		67.13	
Interior Wall 2	1		DRYWALL				
Interior Floor 1	12		CONCRETE	Replace Cost		173,990	
Interior Floor 2	14		ASPHL TILE	AYB		1985	
Heating Fuel	2		GAS	EYB		1993	
Heating Type	1		FORCED H/A	Dep Code		GD	
AC Percent	0			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	332		AUTOREP	Dep %		21	
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor			
Half Baths	2			Condition			
Extra Fixtures	0			% Complete			
#Heat Sys	1			Overall % Cond		79	
Frame	2		STEEL	Apprais Val		137,500	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,592	2,592		67.13	173,990	
Ttl. Gross Liv/Lease Area:		2,592	2,592	2,592		173,990	

