Property Location: 87 SHAKER RD | **MAP ID: 28/ 5/ 0/ /** | **Bldg Name:** | **State Use: 325**

Vision ID: 2125 | **Account #2162** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 11/25/2015 13:32**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CHAPDELAINE REALTY INC		1 TYPCL		
87 SHAKER RD				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_380482_2848974	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	325	625,700	625,700
COMM LAND	325	118,300	118,300
COMMERC.	325	22,500	22,500
Total		766,500	766,500

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CHAPDELAINE REALTY INC	11045/ 323	12/22/1999	U	I	1	B
CHAPDELAINE JOSEPH + SONS INC,	03421/ 0334	05/14/1969	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	325	625,700	2014	B	618,100	2013	B	628,800
2015	325	118,300	2014	L	112,800	2013	L	112,800
2015	325	22,500	2014	O	18,800	2013	O	18,800
	Total:	766,500		Total:	749,700		Total:	760,400

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)	625,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	22,500
Appraised Land Value (Bldg)	118,300
Special Land Value	0
Total Appraised Parcel Value	766,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**766,500**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			325	BG

NOTES

TAYLOR RENTAL CHAPDELAINE MISC OFFICES
ADDED 20X32 GARAGE 2000

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
161	07/28/2009	15	TENT	0		0		HIGH SCHOOL NVC
9	01/05/2000	3	GARAGE	22,500		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/04/2009			317	15	PERMIT VISIT
03/21/2002			105	14	INSPECTED
11/14/2000			200	15	PERMIT VISIT
10/09/1990			107	3	MEAS+INSPCTD
04/27/1981			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	325	STORE	IND				13,722	SF	6.07	1.4200	E	1.0000	1.00	BG	1.00				1.00	8.62	118,300

Total Card Land Units: 0.32 AC | Parcel Total Land Area: 0.32 AC | Total Land Value: 118,300

Property Location: 87 SHAKER RD | **MAP ID: 28/ 5/ 0/ /** | **Bldg Name:** | **State Use: 325**

Vision ID: 2125 | **Account #2162** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 11/25/2015 13:32**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	78		STORE
Model	94		COMMERCIAL
Grade	B-		GOOD (-)
Stories	2.00		2 Story
Occupancy	5		
Exterior Wall 1	21		CONC BLOCK
Exterior Wall 2	1		WOOD SHING
Roof Structure	4		FLAT
Roof Cover	4		TAR+GRAVEL
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	12		CONCRETE
Heating Fuel	2		GAS
Heating Type	1		FORCED H/A
AC Percent	100		
FBM Sqft	5100		
Bldg Use	325		STORE
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	4		
Extra Fixtures	2		
#Heat Sys	1		
Frame	1		WOOD
Bath Style	A		AVERAGE
Foundation	1		CONCRETE
Partitions	T		TYPICAL
Wall Height	12		
FBM Quality	3		

CONSTRUCTION DETAIL (CONTINUED)

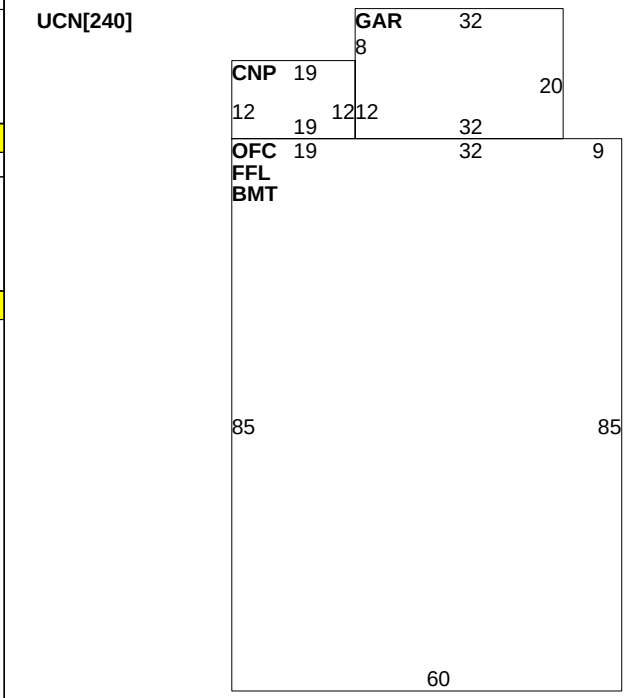
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
325	STORE	100

COST/MARKET VALUATION

Adj. Base Rate:	74.54
Replace Cost	857,156
AYB	1969
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	625,700
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
85	PAVING			L	13,652	1.61	1969	G		GD	70	19,200
84	SIGN-ILU			L	60	40.25	1970	A		AV	55	1,300
88	FENCE-6			L	300	9.78	1970	A		AV	55	1,600
02	SHED/FR			L	96	7.48	1970	A		AV	55	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	5,100		14.91	76,033
CNP	CANOPY	0	228		3.60	820
FFL	1ST FLOOR	5,100	5,100		74.54	380,163
GAR	GARAGE	0	640		29.82	19,083
OFC	OFFICE	5,100	5,100		74.54	380,163
UCN	UNFIN CAN	0	240		3.73	895
	Ttl. Gross Liv/Lease Area:	10,200	16,408	11,499		857,156