

Property Location: 108 SHAKER RD
Vision ID: 2190

Account #2227

MAP ID:28A/ 2/ 56/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:340

Print Date:11/25/2015 13:47

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
C AND S PARTNERSHIP LLC PO BOX 232 WILBRAHAM, MA 01095 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value	
											COMMERC.		340						184,400		184,400	
											COMM LAND		340						108,700		108,700	
											COMMERC.		340		14,800		14,800					
SUPPLEMENTAL DATA																						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380526_2848440							Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#															
Total											307,900							307,900				

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
C AND S PARTNERSHIP LLC KRUGER CLIFFORD A,				14914/ 76 LC002-1561		03/31/2005 11/19/1984		U	I	365,000 48,000		B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	340	184,400		2014	B	174,800		2013	B	174,800	
													2015	340	108,700		2014	L	103,600		2013	L	103,600	
													2015	340	14,800		2014	O	16,600		2013	O	16,800	
													Total:		307,900		Total:		295,000		Total:		295,200	

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										Appraised Bldg. Value (Card) 184,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 14,800 Appraised Land Value (Bldg) 108,700 Special Land Value 0 Total Appraised Parcel Value 307,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 307,900												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing												Batch		
0001/A								340												BG		

NOTES										SHAKER RD ANIMAL HOSPITAL & CANINE REHAB & FITNESS-SUB DIV 1017									

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	
117		04/24/2008		6	SIGN		1,200			0			2 SIGNS FOR VCA SHAK		01/07/2009			317	15	PERMIT VISIT	
118		04/24/2008		6	SIGN		700			0			VCA SHAKER ROAD AT		02/15/2007			311	15	PERMIT VISIT	
218		06/22/2006		6	SIGN		500			0			WALL		01/06/2006			311	2	MEASURED	
156		05/25/2005		4	ADDITION		180,000			0			24' X 57' ADDED TO RE		01/06/2006			311	15	PERMIT VISIT	
															05/26/2004			303	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	340	OFFICE		BUS				9,357	SF	8.18	1.4200	E	1.0000	1.00	BG	1.00					1.00	11.62	108,700		
Total Card Land Units:				0.21		AC		Parcel Total Land Area:				0.21 AC				Total Land Value:								108,700	

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	2						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	5		LINO/VINYL				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	340		OFFICE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	3						
Extra Fixtures	6						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

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	10,625	1.61	1968	A		AV	55	9,400
84	SIGN-ILU			L	46	40.25	1968	A		GD	70	1,300
88	FENCE-6			L	104	9.78	2003	A		GD	70	700
10	POOL I-C			L	130	29.90	2005	G		GD	70	3,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
EFP	ENCL PORCH	0	42		18.98	797	
FFL	1ST FLOOR	4,568	4,568		61.33	280,157	
OFFP	OPEN PORCH	0	438		6.16	2,699	

Ttl. Gross Liv/Lease Area:		4,568	5,048	4,625	283,653		
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