

Property Location: 353 SHAKER RD

Account #1223

MAP ID:20/ 6/ 0/ /

Bldg Name:

State Use:332

Vision ID: 1193

Bldg #: 1 of 3

Sec #: 1 of 1

Card 1 of 3

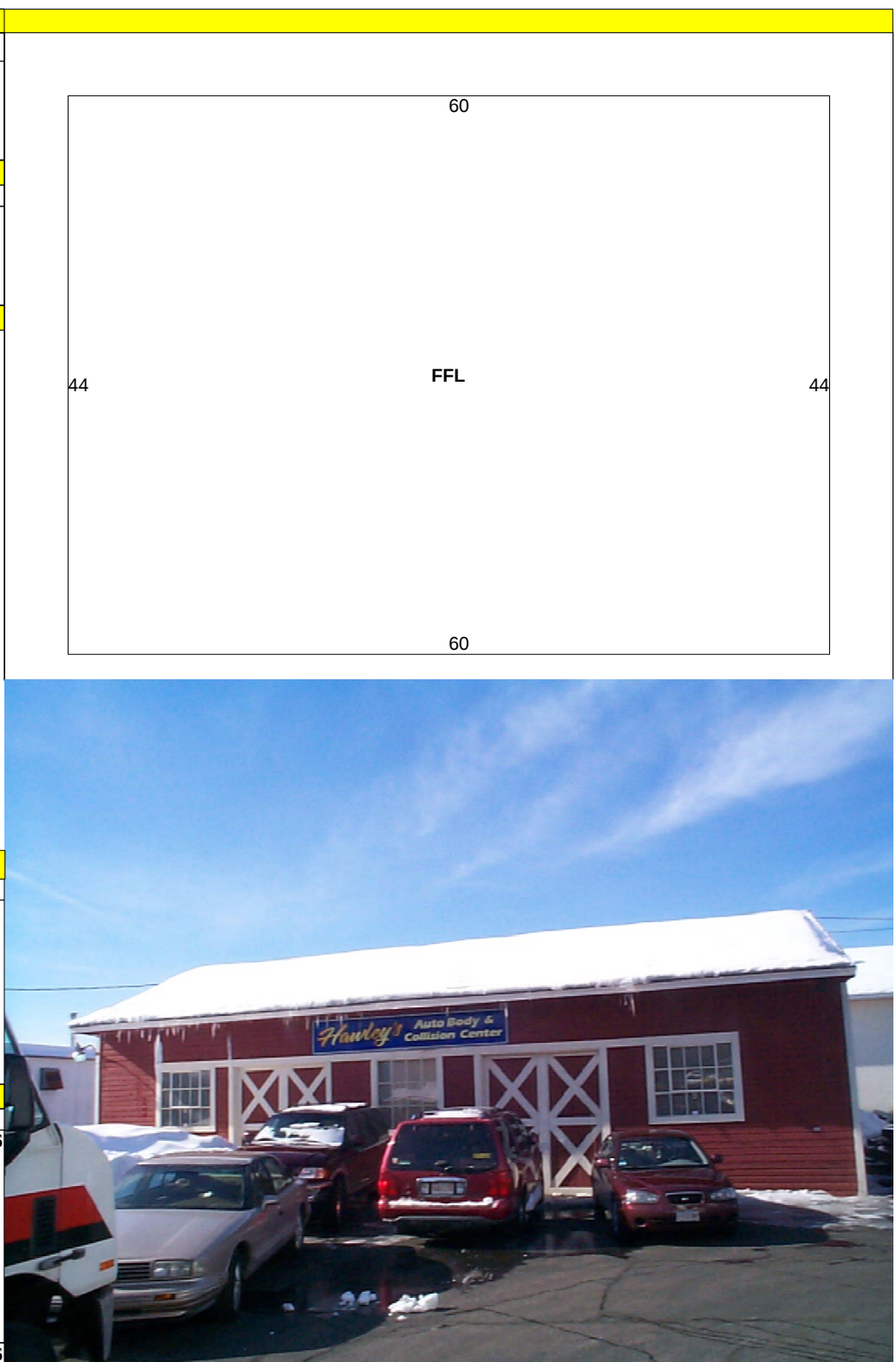
Print Date:12/01/2016 10:54

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION											
DONOVAN WILLIAM E DONOVAN JOYCE A 45 EAST CIRCLE DR EAST LONGMEADOW, MA 01028 Additional Owners:					1		TYPCL						Description		Code						Appraised Value		Assessed Value					
													COMMERC.		332						385,100		385,100					
													COMM LAND		332						194,400		194,400					
													COMMERC.		332		25,100		25,100									
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379123_2843946									Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																			
Total													604,600				604,600											
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
DONOVAN WILLIAM E					05914/ 0446			10/07/1985		U	I	200		B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
															2016	332	378,300		2015	332	378,300		2014	B	366,500			
															2016	332	177,000		2015	332	177,000		2014	L	169,100			
															2016	332	25,100		2015	332	25,100		2014	O	21,700			
															Total:	580,400		Total:		580,400		Total:		557,300				
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:											APPRAISED VALUE SUMMARY												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch			Appraised Bldg. Value (Card)									75,500					
0001/A								332			BG			Appraised XF (B) Value (Bldg)									3,900					
NOTES													Appraised OB (L) Value (Bldg)									25,100						
REMODELED 1961													Appraised Land Value (Bldg)									194,400						
													Special Land Value									0						
													Total Appraised Parcel Value									604,600						
													Valuation Method:									C						
													Adjustment:									0						
													Net Total Appraised Parcel Value									604,600						
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				
231+296		01/01/1984		MN	Manual Note			0				0			GARAGE			05/18/2004				303	3	MEAS+INSPCTD				
		01/01/1984		MN	Manual Note			0				0			NEW CONSTR			07/06/1992				107	3	MEAS+INSPCTD				
49		01/01/1983		MN	Manual Note			0				0			FIRE REP			04/03/1986				500	3	MEAS+INSPCTD				
																		04/25/1985				500	15	PERMIT VISIT				
																		03/02/1984				500	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	332	AUTOREP			INDG				40,510 SF		3.08	1.5600	E	1.0000	1.00	BG	1.00					1.00		4.80		194,400		
Total Card Land Units:									0.93		AC	Parcel Total Land Area:				0.93 AC			Total Land Value:									194,400

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	1			MIXED USE			
Exterior Wall 1	26		WOOD	Code	Description		Percentage
Exterior Wall 2				332	AUTOREP		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH	COST/MARKET VALUATION			
Interior Wall 1	5		MINIMUM	Adj. Base Rate:		56.06	
Interior Wall 2	8		PLYWD PANL				
Interior Floor 1	12		CONCRETE	Replace Cost		148,006	
Interior Floor 2				AYB		1950	
Heating Fuel	1		OIL	EYB		1965	
Heating Type	1		FORCED H/A	Dep Code		FR	
AC Percent	0			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	332		AUTOREP	Dep %		49	
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	1			Condition			
Extra Fixtures	0			% Complete			
#Heat Sys	1			Overall % Cond		51	
Frame	1		WOOD	Apprais Val		75,500	
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
02	SHED/FR			L	80	7.48	1980	A		AV	55	300
83	SIGN			L	56	28.75	1985	G		AV	55	1,100
85	PAVING			L	25,000	1.61	1978	A		AV	55	22,100
83	SIGN			L	20	28.75	1980	A		AV	55	300
88	FENCE-6			L	240	9.78	1985	A		AV	55	1,300
65	MEZ-UNF	EX	Extra Feature	B	440	17.25	1965	A	1	AV	51	3,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,640	2,640		56.06	148,006	
Ttl. Gross Liv/Lease Area:		2,640	2,640	2,640		148,006	

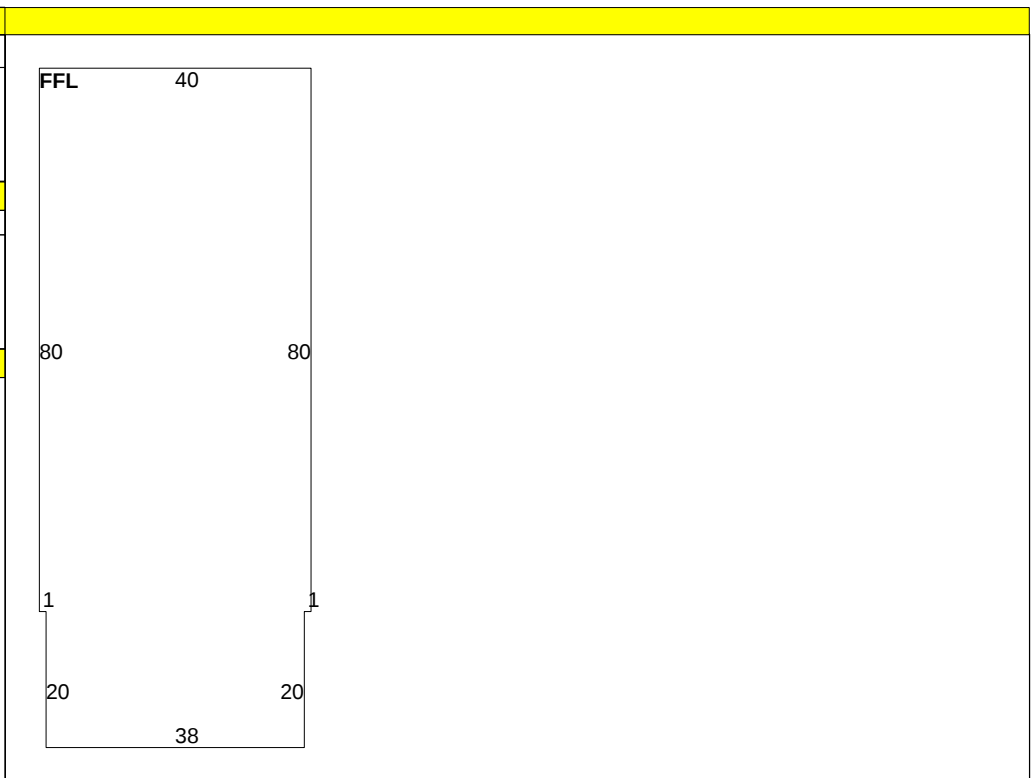


CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT															
DONOVAN WILLIAM E DONOVAN JOYCE A 45 EAST CIRCLE DR EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code		Appraised Value		Assessed Value									
												COMMERC.		332		385,100		385,100									
												COMM LAND		332		194,400		194,400									
												COMMERC.		332		25,100		25,100									
SUPPLEMENTAL DATA										VISION																	
Other ID:						Received																					
SP Permit						Field 7																					
Chapter Land						Field 8																					
OC Dates						Field 9																					
In+Ex FY						Field 10																					
Mailed																											
GIS ID: F_379123_2843946						ASSOC PID#				Total																	
604,600										604,600																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
DONOVAN WILLIAM E				05914/ 0446		10/07/1985		U	I	200 B		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
												2016	332	378,300		2015	332	378,300		2014	B	366,500					
												2016	332	177,000		2015	332	177,000		2014	L	169,100					
												2016	332	25,100		2015	332	25,100		2014	O	21,700					
Total:												580,400		Total:		580,400		Total:		557,300							
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 VALUE SUMMARY													
NBHD/ SUB		NBHD Name				Street Index Name				Tracing														Batch			
0001/A										332														BG			
NOTES														Appraised Bldg. Value (Card) 178,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 604,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 604,600													
REMODELED 1961 TENANTS: DONOVAN OIL,																											
CONTROLS ELECTRICA, SPECIALTY																											
AUTOMOTIVE MACHINE, & FONTY'S																											
CARBERATOR AND GENERAL REPAIRS																											
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				
																	05/18/2004				303	3	MEAS+INSPCTD				
																	07/06/1992				107	3	MEAS+INSPCTD				
																	04/03/1986				500	3	MEAS+INSPCTD				
																	04/25/1985				500	15	PERMIT VISIT				
																	03/02/1984				500	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			
2	332	AUTOREP		INDG				0 SF	0.00		1.5600	E	1.0000	1.00	BG	1.00						.00	0.00	0			
Total Card Land Units:										0.00 AC		Parcel Total Land Area: 0.93 AC										Total Land Value:					

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	4			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	332	AUTOREP		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:		61.80	
Interior Floor 1	12		CONCRETE	Replace Cost		244,737	
Interior Floor 2	4		CARPET	AYB		1984	
Heating Fuel	2		GAS	EYB		1987	
Heating Type	1		FORCED H/A	Dep Code		AV	
AC Percent	20			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	332		AUTOREP	Dep %		27	
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor			
Half Baths	3			Condition			
Extra Fixtures	0			% Complete			
#Heat Sys	1			Overall % Cond		73	
Frame	1		WOOD	Apprais Val		178,700	
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	3,960	3,960		61.80	244,737	
Ttl. Gross Liv/Lease Area:		3,960	3,960	3,960		244,737	



Property Location: 353 SHAKER RD

Account #1223

MAP ID:20/ 6/ 0/ /

Bldg Name:

State Use:332

Vision ID: 1193

Account #1223

Bldg #: 3 of 3

Sec #: 1 of 1

Card 3 of 3

Print Date:12/01/2016 10:54

CURRENT OWNER

DONOVAN WILLIAM E

DONOVAN JOYCE A

45 EAST CIRCLE DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_379123_2843946

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

332

385,100

385,100

COMM LAND

332

194,400

194,400

COMMERC.

332

25,100

25,100

Total

604,600

604,600

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

DONOVAN WILLIAM E

BK-VOL/PAGE

05914/ 0446

SALE DATE

10/07/1985

q/u

U

v/i

I

SALE PRICE

200

V.C.

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

332

378,300

2015

332

378,300

2014

B

366,500

2016

332

177,000

2015

332

177,000

2014

L

169,100

2016

332

25,100

2015

332

25,100

2014

O

21,700

Total:

580,400

Total:

580,400

Total:

557,300

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Appraised Bldg. Value (Card)

127,000

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

0

Special Land Value

0

Total Appraised Parcel Value

604,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

604,600

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

332

Batch

BG

NOTES

REMODELED 1961 HAWLEY'S AUTO REPAIR

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/18/2004

303

3

MEAS+INSPCTD

07/06/1992

107

3

MEAS+INSPCTD

04/03/1986

500

3

MEAS+INSPCTD

04/25/1985

500

15

PERMIT VISIT

03/02/1984

500

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

3

332

AUTOREP

INDG

0 SF

0.00

1.5600

E

1.0000

1.00

BG

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

0.93 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		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2				332	AUTOREP		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	6		AVERAGE				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		61.29	
Interior Floor 2							
Heating Fuel	1		OIL	Replace Cost			171,608
Heating Type	7		UNIT HTRS	AYB			1985
AC Percent	0			EYB			1988
FBM Sqft				Dep Code			AV
Bldg Use	332		AUTOREP	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			26
Full Baths	0			Functional Obslnc			
Half Baths	2			External Obslnc			
Extra Fixtures	0			Cost Trend Factor			
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			74
Foundation	6		SLAB	Apprais Val			127,000
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			0
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,800	2,800		61.29	171,608	
Ttl. Gross Liv/Lease Area:		2,800	2,800	2,800		171,608	

