

Property Location: 30-34 SHAKER RD

Account #1991

MAP ID:27/ 156/ D/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:340

Vision ID: 1955

Print Date:12/01/2016 15:18

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
EAST MEADOWS REALTY LLC			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
60 SHAKER RD						COMMERC.	340	271,900	271,900		
EAST LONGMEADOW, MA 01028						COMM LAND	340	142,500	142,500		
Additional Owners:						COMMERC.	340	12,100	12,100		
SUPPLEMENTAL DATA						Total				426,500	426,500
Other ID:			Received								
SP Permit			Field 7								
Chapter Land			Field 8								
OC Dates			Field 9								
In+Ex FY			Field 10								
Mailed			ASSOC PID#								
GIS ID: F_381035_2849873											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
EAST MEADOWS REALTY LLC		12219/ 476	03/20/2002	U	I	100	F	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
GRAZIANO STEVEN,		04743/ 0074	03/21/1979	U	I	0		2016	340	263,500	2015	340	263,500	2014	B	248,400
								2016	340	129,800	2015	340	129,800	2014	L	123,900
								2016	340	12,100	2015	340	11,300	2014	O	12,100
								Total:		405,400	Total:		404,600	Total:		384,400

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			340	BG

NOTES				
VERITECH, CPA, SIXTY MINUTE, SUB DIV		TO BE VACANT 3/1/08-FY14 PETES SWEETS		
907 - SOLD TO JET REAL ESTATE LLC, 40		PROSPECT ST SIGN = DIANE & CO.,		
SF B13612 P155 3/20/02, VERITECH		EDWARD JONES, CURRIER GROUP		
OCCUPIES THE ENTIRE SFL PLUS APPROX.				
1/3 OF FFL LEARNING STYLES, BODY TONES,				
STUDIO NAILS 1 VACANT SECOND FLOOR PIP				

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	
201601186	06/01/2016	6	SIGN	800		0		EYE OF PHOTOGRAPH	04/17/2015			317	15	PERMIT VISIT	
201500377	02/27/2015	6	SIGN	535	04/17/2015	100	04/17/2015	THE CURRIER GROUP,	04/25/2014			317	15	PERMIT VISIT	
201400521	03/11/2014	6	SIGN	738	04/25/2014	100	04/25/2014	VILLAGE CLEANERS	12/17/2010			317	15	PERMIT VISIT	
201302782	10/10/2013	6	SIGN	1,000	04/25/2014	100	04/25/2014	3X10 PETE'S SWEETS	12/17/2010			317	15	PERMIT VISIT	
201301943	05/15/2013	6	SIGN	400		100	05/14/2014	MEADOWS PRODUCE	12/17/2010			317	15	PERMIT VISIT	
173	06/10/2010	7	REMODEL	15,000		0		NVC INTERIOR							
61	03/18/2010	6	SIGN	1,100		0		NVC 3' X 10' WALL							

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				19,006	SF	4.81	1.5600	E	1.0000		1.00	BG		1.00	7.50	142,500

Total Card Land Units:			0.44	AC	Parcel Total Land Area:			0.44 AC	Total Land Value:											142,500
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	2.00		2 STORY				
Occupancy	6			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	4		VINYL	340	OFFICE		100
Roof Structure	5		MANSARD				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		59.28	
Interior Floor 1	4		CARPET				
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS	Replace Cost		394,099	
Heating Type	1		FORCED H/A	AYB		1975	
AC Percent	100			EYB		1983	
FBM Sqft				Dep Code		AG	
Bldg Use	340		OFFICE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		31	
Full Baths	0			Functional Obslnc			
Half Baths	5			External Obslnc			
Extra Fixtures	2			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		69	
Foundation	6		SLAB	Apprais Val		271,900	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	12			Dep Ovr Comment			
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
02	SHED/FR			L	288	7.48	1993	G		GD	70	1,900
02	SHED/FR			L	216	7.48	1994	G		GD	70	1,400
85	PAVING			L	9,000	1.61	1985	A		AV	55	8,000
84	SIGN-ILU			L	30	40.25	2000	A		GD	70	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,188	3,188		59.28	188,987	
OFF	OPEN PORCH	0	24		4.94	119	
SFL	2ND FLOOR	3,188	3,188		59.28	188,987	
STG	STORAGE	0	674		23.75	16,006	
Ttl. Gross Liv/Lease Area:		6,376	7,074	6,648		394,099	

