

Property Location: 99 SHAKER RD
Vision ID: 2078

Account #2115

MAP ID:28/ 1/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:400

Print Date:12/01/2016 15:45

CURRENT OWNER

UNILAB CORPORATION

PO BOX 159

99 SHAKER RD

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_380135_2848495

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

INDUSTR.

IND LAND

INDUSTR.

400

400

400

1,098,100

568,000

35,600

1,098,100

568,000

35,600

Total

1,701,700

1,701,700

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

UNILAB CORPORATION

BK-VOL/PAGE

02660/ 0501

SALE DATE

02/17/1959

q/u

U

v/i

I

SALE PRICE

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

400

1,098,100

2015

400

1,098,100

2014

B

1,234,000

2016

400

568,000

2015

400

568,000

2014

L

549,100

2016

400

35,600

2015

400

35,600

2014

O

25,900

Total:

1,701,700

Total:

1,701,700

Total:

1,809,000

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

400

BG

NOTES

HAMPDEN ENGINEERING

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

1,098,100

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

35,600

Appraised Land Value (Bldg)

568,000

Special Land Value

0

Total Appraised Parcel Value

1,701,700

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

1,701,700

APPROAISED VALUE SUMMARY

PERMIT VISIT

MEAS+INSPCTD

MEAS+INSPCTD

MEAS+INSPCTD

INSPECTED

MEAS+INSPCTD

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201401859

06/02/2014

12

REROOF

43,800

03/20/2015

100

03/20/2015

NVC

301

10/23/2002

9

ALTERATION

440,000

OC 9/22/2003

21

02/01/1992

MN

Manual Note

15,000

REMODEL

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/20/2015

317

15

PERMIT VISIT

02/10/2004

105

3

MEAS+INSPCTD

05/27/2003

200

3

MEAS+INSPCTD

03/12/1993

131

14

INSPECTED

04/20/1983

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

400

FACTORY

IND

129,000

SF

2.48

1.4200

E

1.0000

1.00

BG

1.00

1.00

3.52

454,100

1

400

FACTORY

IND

2.31

AC

58,000.00

1.0000

0

1.0000

0.85

BG

1.00

WET2

1.00

49,300.00

113,900

Total Card Land Units:

5.27

AC

Parcel Total Land Area:

5.27

AC

Total Land Value:

568,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	34		INDUSTRIAL				
Model	96		INDUSTRIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	400	FACTORY		100
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:		26.21	
Interior Floor 1	12		CONCRETE	Replace Cost		1,504,243	
Interior Floor 2	4		CARPET	AYB		1946	
Heating Fuel	2		GAS	EYB		1987	
Heating Type	1		FORCED H/A	Dep Code		GD	
AC Percent	15			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	400		FACTORY	Dep %		27	
Total Rooms	0			Functional Obslnc			
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	4			Condition			
Extra Fixtures	6			% Complete			
#Heat Sys	1			Overall % Cond		73	
Frame	2		STEEL	Apprais Val		1,098,100	
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
41	IMP SHD			L	392	6.90	1945	F		FR	50	1,200
85	PAVING			L	30,780	1.61	1967	A		AV	60	29,700
89	FENCE-8			L	620	12.65	1975	A		AV	60	4,700
SPR	SPRINKLER			L	1	1.00	Null	A		AV	60	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	57,312	57,312		26.21	1,501,935	
LDK	LOADING DK	0	882		2.61	2,306	
Ttl. Gross Liv/Lease Area:		57,312	58,194	57,400		1,504,243	

