

Property Location: 174 SHAKER RD										MAP ID: 18/ 16/ 4/ /										Bldg Name:										State Use: 325																			
Vision ID: 907										Account #932										Bldg #: 1 of 2										Sec #: 1 of 1 Card 1 of 2										Print Date: 12/01/2016 09:26									
CURRENT OWNER										TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT										1006 AST LONGMEADOW, MA <																	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	D+		FAIR (+)				
Stories	1.75		1 3/4 STORIES				
Occupancy	1			MIXED USE			
Exterior Wall 1	18		CORREG STL	Code	Description		Percentage
Exterior Wall 2				325	STORE		100
Roof Structure	1		GABLE				
Roof Cover	9		METAL				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		59.37	
Interior Floor 2	4		CARPET				
Heating Fuel	1		OIL	Replace Cost			231,532
Heating Type	1		FORCED H/A	AYB			1958
AC Percent	8			EYB			1976
FBM Sqft				Dep Code			AV
Bldg Use	325		STORE	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %			38
Full Baths	0			Functional Obslnc			
Half Baths	2			External Obslnc			
Extra Fixtures	1			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			62
Foundation	1		CONCRETE	Apprais Val			143,500
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
88	FENCE-6			L	192	9.78	1960	A		AV	55	1,000
85	PAVING			L	25,000	1.61	1960	A		AV	55	22,100
84	SIGN-ILU			L	46	40.25	1980	A		AV	55	1,000
01	SHED/MTL			L	24	5.18	1980	A		AV	55	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	3,900	3,900		59.37	231,532	
Ttl. Gross Liv/Lease Area:		3,900	3,900	3,900		231,532	



[illegible]

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	2			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2				325	STORE		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:		68.34	
Interior Floor 1	12		CONCRETE				
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS	Replace Cost		177,126	
Heating Type	1		FORCED H/A	AYB		1985	
AC Percent	0			EYB		1993	
FBM Sqft				Dep Code		GD	
Bldg Use	332		AUTOREP	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		21	
Full Baths	0			Functional Obslnc			
Half Baths	2			External Obslnc			
Extra Fixtures	0			Cost Trend Factor			
#Heat Sys	1			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		79	
Foundation	6		SLAB	Apprais Val		139,900	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	2,592	2,592		68.34	177,126	
Ttl. Gross Liv/Lease Area:		2,592	2,592	2,592		177,126	

