

Property Location: 46 SHAKER RD
Vision ID: 1969

Account #2005

MAP ID: 27/ 168/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 326

Print Date: 12/15/2017 10:11

CURRENT OWNER

LOPARDO ERNEST + MARGRET ROSI

17 MAPLE GROVE RD

HAMPDEN, MA 01036

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_380933_2849668

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

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Total

Code

326

326

326

342,600

Appraised Value

207,600

127,500

7,500

342,600

Assessed Value

207,600

127,500

7,500

342,600

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

LOPARDO JAMES

LOPARDO ERNEST + MARGRET ROSE

BK-VOL/PAGE

21523/ 176

03606/ 0531

SALE DATE

01/05/2017

07/19/1971

q/u

U

U

v/i

1

1

SALE PRICE

0

0

V.C.

1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

326

326

326

Assessed Value

188,800

133,500

7,500

329,800

Yr.

2016

2016

2016

Total:

Code

326

326

326

Assessed Value

183,500

121,500

7,500

312,500

Yr.

2015

2015

2015

Total:

Code

325

325

325

Assessed Value

183,500

121,500

7,500

312,500

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

325

Batch

BG

NOTES

KOFFEE TYME TENANTS:

BARBER SHOP, MY MAIN SQUEEZE (JUICE BAR)

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

207,600

0

7,500

127,500

0

342,600

C

0

342,600

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

201402942

01/26/2015

6

SIGN

346

03/20/2015

100

03/20/2015

MY MAIN SQUEEZE, N

03/20/2015

15

PERMIT VISIT

05/21/2004

3

MEAS+INSPCTD

10/09/1990

3

MEAS+INSPCTD

04/20/1981

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

326

RST/BAR

BUS

15,166

SF

5.39

1.5600

D

1.0000

1.00

BA

1.00

1.00

8.41

127,500

Total Card Land Units:

0.35

AC

Parcel Total Land Area:

0.35

AC

Total Land Value:

127,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	3			MIXED USE			
Exterior Wall 1	21		CONC BLOCK	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	326	RST/BAR		100
Roof Structure	4		FLAT				
Roof Cover	4		TAR+GRAVEL				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:		79.45	
Interior Floor 1	5		LINO/VINYL	Replace Cost		305,257	
Interior Floor 2	4		CARPET	AYB		1957	
Heating Fuel	2		GAS	EYB		1985	
Heating Type	1		FORCED H/A	Dep Code		AG	
AC Percent	100			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	326		RST/BAR	Dep %		32	
Total Rooms	0			Functional ObsInc			
Bedrooms	0			External ObsInc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	3			Condition			
Extra Fixtures	3			% Complete			
#Heat Sys	3			Overall % Cond		68	
Frame	1		WOOD	Apprais Val		207,600	
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)												
<i>Code</i>	<i>Description</i>	<i>Sub</i>	<i>Sub Descript</i>	<i>L/B</i>	<i>Units</i>	<i>Unit Price</i>	<i>Yr</i>	<i>Gde</i>	<i>Dp Rt</i>	<i>Cnd</i>	<i>%Cnd</i>	<i>Apr Value</i>
85	PAVING			L	8,140	1.61	1960	A		AV	55	7,200
83	SIGN			L	30	28.75	1960	A		FR	40	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	3,842	3,842		79.45	305,257

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