

Property Location: 99 SHAKER RD  
Vision ID: 2078

Account #2115

MAP ID: 28/ 1/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 400

Print Date: 12/15/2017 10:49

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

1,129,200

597,400

35,600

1,129,200

597,400

35,600

Total

1,762,200

1,762,200

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

Yr.

Code

Assessed Value

2017

400

1,098,100

2016

400

1,098,100

2015

400

1,098,100

2017

400

568,000

2016

400

568,000

2015

400

568,000

2017

400

35,600

2016

400

35,600

2015

400

35,600

Total:

1,701,700

Total:

1,701,700

Total:

1,701,700

Total:

1,701,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

1,129,200

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

35,600

Appraised Land Value (Bldg)

597,400

Special Land Value

0

Total Appraised Parcel Value

1,762,200

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

1,762,200

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

400

Batch

BG

NOTES

HAMPDEN ENGINEERING

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

02/05/2017

317

16

FIELDREV CHG

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

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

1.5600

D

1.0000

1.00

BA

1.00

1.00

3.87

499,200

1

400

FACTORY

IND

2.31

AC

50,000.00

1.0000

0

1.0000

0.85

BA

1.00

WET2

1.00

42,500.00

98,200

Total Card Land Units:

5.27

AC

Parcel Total Land Area:

5.27

AC

Total Land Value:

597,400

| 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    |     |             |                                 |     |     |             |
| Exterior Wall 1     | 21   |     | CONC BLOCK  |                                 |     |     |             |
| Exterior Wall 2     | 8    |     | BRICK VENR  |                                 |     |     |             |
| Roof Structure      | 4    |     | FLAT        |                                 |     |     |             |
| Roof Cover          | 11   |     | MEMBRANE    |                                 |     |     |             |
| Interior Wall 1     | 5    |     | MINIMUM     |                                 |     |     |             |
| Interior Wall 2     | 8    |     | PLYWD PANL  |                                 |     |     |             |
| Interior Floor 1    | 12   |     | CONCRETE    |                                 |     |     |             |
| Interior Floor 2    | 4    |     | CARPET      |                                 |     |     |             |
| Heating Fuel        | 2    |     | GAS         |                                 |     |     |             |
| Heating Type        | 1    |     | FORCED H/A  |                                 |     |     |             |
| AC Percent          | 15   |     |             |                                 |     |     |             |
| FBM Sqft            |      |     |             |                                 |     |     |             |
| Bldg Use            | 400  |     | FACTORY     |                                 |     |     |             |
| Total Rooms         | 0    |     |             |                                 |     |     |             |
| Bedrooms            | 0    |     |             |                                 |     |     |             |
| Full Baths          | 0    |     |             |                                 |     |     |             |
| Half Baths          | 4    |     |             |                                 |     |     |             |
| Extra Fixtures      | 6    |     |             |                                 |     |     |             |
| #Heat Sys           | 1    |     |             |                                 |     |     |             |
| Frame               | 2    |     | STEEL       |                                 |     |     |             |
| Bath Style          | A    |     | AVERAGE     |                                 |     |     |             |
| Foundation          | 6    |     | SLAB        |                                 |     |     |             |
| Partitions          | T    |     | TYPICAL     |                                 |     |     |             |
| Wall Height         | 14   |     |             |                                 |     |     |             |
| FBM Quality         |      |     |             |                                 |     |     |             |

| 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     |           | 26.95     | 1,544,461       |  |
| LDK                               | LOADING DK  | 0           | 882        |           | 2.69      | 2,371           |  |
| Ttl. Gross Liv/Lease Area:        |             | 57,312      | 58,194     | 57,400    |           | 1,546,834       |  |

