

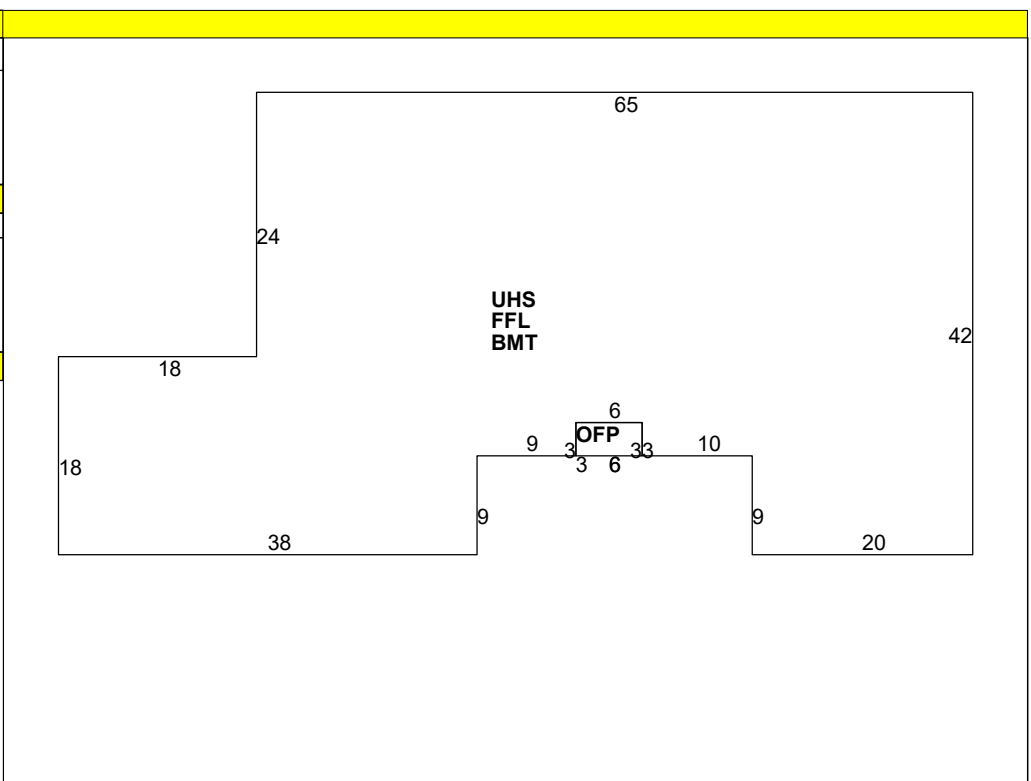
VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.50		1 1/2 STORIES				
Occupancy	1						
Exterior Wall 1	1		WOOD SHING				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	4		SOLID WOOD				
Interior Floor 1	5		LINO/VINYL				
Interior Floor 2	3		HARDWOOD				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft	2249						
Bldg Use	340		OFFICE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	4						
Extra Fixtures	3						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality	2						

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
85	PAVING			L	12,15	1.61	1960	A		AV	55	10,800
87	FENCE-4			L	120	6.90	2000	G		GD	70	700
83	SIGN			L	28	28.75	2011	A		GD	70	600
89	FENCE-8			L	58	12.65	2011	A		GD	70	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,811		14.01	39,372	
FFL	1ST FLOOR	2,811	2,811		70.06	196,932	
OPF	OPEN PORCH	0	18		7.78	140	
UHS	UNFIN HALF STORY	0	2,811		21.01	59,059	

Ttl. Gross Liv/Lease Area:		2,811	8,451	4,218		295,503	
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Property Location: 95 SHAKER RD

MAP ID: 28/ 2/ 0/ /

Bldg Name:

State Use: 340

Vision ID: 2091

Account #2128

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

Print Date: 12/15/2017 10:52

CURRENT OWNER

NINETY FIVE SHAKER LLC

195 OVERBROOK RD

LONGMEADOW, MA 01106

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_380370_2848827

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

CURRENT ASSESSMENT

Description

COMMERC.

COMMERC.

COMMERC.

COMM LAND

COMMERC.

Total

Code

316

316

340

340

340

466,300

Appraised Value

21,500

1,800

215,700

214,700

12,600

466,300

Assessed Value

21,500

1,800

215,700

214,700

12,600

466,300

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

NINETY FIVE SHAKER LLC

GUNN WALTER P JR

BK-VOL/PAGE

12067/ 389

05806/ 0412

SALE DATE

12/28/2001

05/03/1985

q/u

U

U

v/i

1

1

SALE PRICE

10

0

V.C.

B

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

2017

2017

Total:

Code

316

316

340

340

340

Assessed Value

21,500

1,800

200,200

207,000

12,600

443,100

Yr.

2016

2016

2016

2016

2016

Total:

Code

316

316

340

340

340

Assessed Value

21,500

1,800

194,700

188,500

12,600

419,100

Yr.

2015

2015

2015

2015

2015

Total:

Code

316

316

340

340

340

Assessed Value

21,500

1,800

194,700

188,500

12,600

419,100

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

340

Batch

BG

NOTES

GARAGE NEW ROOF 2012

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

21,500

0

1,800

0

0

466,300

C

0

466,300

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

04/04/2014

317

15

PERMIT VISIT

06/10/2013

317

15

PERMIT VISIT

05/29/2012

317

15

PERMIT VISIT

04/22/2011

317

P6

CLOSED

12/16/2010

317

15

PERMIT VISIT

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

2

316

COM WHS

IND

0 SF

0.00

1.5600

D

1.0000

1.00

BA

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

1.04 AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	43		WAREHOUSE				
Model	94		COMMERCIAL				
Grade	D+		FAIR (+)				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2	21		CONC BLOCK	316	COM WHS		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	5		MINIMUM				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	12		CONCRETE	Adj. Base Rate:		39.35	
Interior Floor 2							
Heating Fuel	5		NONE	Replace Cost		38,446	
Heating Type	8		NONE	AYB		1920	
AC Percent	0			EYB		1973	
FBM Sqft				Dep Code		FR	
Bldg Use	316		COM WHS	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		44	
Full Baths	0		Functional Obslnc				
Half Baths	1		External Obslnc				
Extra Fixtures	0		Cost Trend Factor				
#Heat Sys	0		Condition				
Frame	1	WOOD	% Complete				
Bath Style	A	AVERAGE	Overall % Cond		56		
Foundation	1	CONCRETE	Apprais Val		21,500		
Partitions	L	LIGHT	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
85	PAVING			L	2,000	1.61	1960	A		AV	55	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	977	977		39.35	38,446	
Ttl. Gross Liv/Lease Area:		977	977	977		38,446	

