

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																													
C AND S PARTNERSHIP LLC PO BOX 232 WILBRAHAM, MA 01095 Additional Owners:														1 TYPCL												Description		Code		Appraised Value		Assessed Value																							
																										COMMERC.		340		234,000		234,000																							
										COMM LAND		340		112,000		112,000																																							
										COMMERC.		340		11,400		11,400																																							
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380526_2848440				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																									
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE				q/u		v/i		SALE PRICE				V.C.		PREVIOUS ASSESSMENTS (HISTORY)																											
C AND S PARTNERSHIP LLC KRUGER CLIFFORD A,										14914/ 76 LC002-1561				03/31/2005 11/19/1984				U U		I I		365,000 48,000				B B		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value											
																												2017		340		190,200		2016		340		184,400		2015		340		184,400											
																												2017		340		119,400		2016		340		108,700		2015		340		108,700											
																												2017		340		14,800		2016		340		14,800		2015		340		14,800											
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																																			
Year		Type		Description				Amount				Code		Description				Number												Amount				Comm. Int.																					
										Total:																																													
ASSESSING NEIGHBORHOOD										NBHD/ SUB				NBHD Name				Street Index Name				Tracing				Batch																													
										0001/A												340				BG																													
NOTES										SHAKER RD ANIMAL HOSPITAL & CANINE REHAB & FITNESS-SUB DIV 1017 INT VG NC=INSP INT 6/17										APPRAISED VALUE SUMMARY																																			
																				Appraised Bldg. Value (Card)										234,000																									
																				Appraised XF (B) Value (Bldg)										0																									
																				Appraised OB (L) Value (Bldg)										11,400																									
																				Appraised Land Value (Bldg)										112,000																									
																				Special Land Value										0																									
																				Total Appraised Parcel Value										357,400																									
																				Valuation Method:										C																									
																				Adjustment:										0																									
																				Net Total Appraised Parcel Value										357,400																									
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY										Permit ID		Issue Date		Type		Description				Amount		Insp. Date		% Comp.		Date Comp.		Comments				Date		Type		IS		ID		Cd.		Purpose/Result			
																				201601857		06/09/2016		7		REMODEL				649,900		03/21/2017		100		03/21/2017		2364 SF FIT OUT FOR T				03/23/2017						317		14		INSPECTED			
																				117		04/24/2008		6		SIGN				1,200				0				2 SIGNS FOR VCA SHA				03/21/2017						317		15		PERMIT VISIT			
																				118		04/24/2008		6		SIGN				700				0				VCA SHAKER ROAD ADJ				01/07/2009						317		15		PERMIT VISIT			
																				218		06/22/2006		6		SIGN				500				0				WALL				02/15/2007						311		15		PERMIT VISIT			
																				156		05/25/2005		4		ADDITION				180,000				0				24' X 57' ADDED TO RE				01/06/2006						311		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											
1		340		OFFICE				BUS								9,357		SF		7.67		1.5600		D		1.0000		1.00		BA		1.00										1.00		11.97		112,000									
Total Card Land Units:										0.21		AC		Parcel Total Land Area:										0.21		AC												Total Land Value:										112,000							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	82		VET CLINIC				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	1						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	6		CERAMIC TL				
Interior Floor 2	4		CARPET				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	342		PROF OF				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	2						
Extra Fixtures	8						
#Heat Sys	1						
Frame	1		WOOD				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
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
85	PAVING			L	10,625	1.61	1968	A		AV	55	9,400
84	SIGN-ILU			L	46	40.25	1968	A		GD	70	1,300
88	FENCE-6			L	104	9.78	2003	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
EFP	ENCL PORCH	0	42		21.45	901
FFL	1ST FLOOR	4,568	4,568		69.29	316,534
OFFP	OPEN PORCH	0	438		6.96	3,049
Ttl. Gross Liv/Lease Area:		4,568	5,048	4,625		320,484

