

Property Location: 40 HARKNESS AV
Vision ID: 48

Account #49

MAP ID: 12/ 2/ 4/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 325

Print Date: 12/14/2017 13:17

CURRENT OWNER

PHAM NGUYEN LLC

8 GROVETON ST

SPRINGFIELD, MA 01606

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_376665_2855881

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

CURRENT ASSESSMENT

Description

COMMERC.

COMM LAND

COMMERC.

Code

325

325

325

Appraised Value

203,300

120,000

6,800

Assessed Value

203,300

120,000

6,800

Total

330,100

330,100

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

HARKNESS AVENUE LLC

PHAM NGUYEN LLC

PIONEER VALLEY GIRL SCOUTS,COUNCIL INC

BK-VOL/PAGE

21709/ 408

19701/ 519

05137/ 0175

SALE DATE

06/05/2017

02/26/2013

07/16/1981

q/u

U

U

U

v/i

1

1

1

SALE PRICE

270,000

270,000

0

V.C.

1B

1K

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

325

325

325

Assessed Value

189,400

126,600

6,800

322,800

Yr.

2016

2016

2016

Total:

Code

325

325

325

Assessed Value

184,400

115,300

6,800

306,500

Yr.

2015

2015

2015

Total:

Code

325

325

325

Assessed Value

184,400

115,300

6,800

306,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

325

Batch

BG

NOTES

GLAMOUR NAILS & SPA

APPROAISED 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

203,300

0

6,800

120,000

0

330,100

C

0

330,100

BUILDING PERMIT RECORD

Permit ID

201302784

201302421

22

5

25

265

245

Issue Date

10/10/2013

07/25/2013

01/16/2009

01/05/2005

03/01/1994

09/01/1993

11/01/1991

Type

6

7

7

8

MN

MN

MN

Description

SIGN

REMODEL

REMODEL

RENOVATION

Manual Note

Manual Note

Manual Note

Amount

9,500

204,000

9,100

8,000

1,500

400

775

Insp. Date

04/25/2014

04/25/2014

% Comp.

100

100

0

0

0

0

0

Date Comp.

04/25/2014

04/25/2014

Comments

GLAMOUR NAILS (FR

INTERIOR BUILDOUT

INTERIOR REMODEL

INTERIOR

REMDLBATH

RAMP

SHED

VISIT/CHANGE HISTORY

Date

04/25/2014

05/17/2013

03/15/2013

12/03/2009

12/05/2005

Type

IS

ID

317

105

317

317

311

Cd.

14

15

3

15

15

Purpose/Result

INSPECTED

PERMIT VISIT

MEAS+INSPCTD

PERMIT VISIT

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

Use Code

325

Use Description

STORE

Zone

BUS

D

Front

Depth

Units

12,373

SF

Unit Price

6.22

I. Factor

1.5600

S.A.

D

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

BA

Adj.

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

Adj. Unit Price

9.70

Land Value

120,000

Total Card Land Units:

0.28

AC

Parcel Total Land Area:

0.28

AC

Total Land Value:

120,000

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description				
Style	71		OFFICE									
Model	94		COMMERCIAL									
Grade	C		AVERAGE									
Stories	1.00		1 STORY									
Occupancy	1				MIXED USE							
Exterior Wall 1	4		VINYL		Code	Description			Percentage			
Exterior Wall 2					325	STORE			100			
Roof Structure	1		GABLE									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	1		DRYWALL		COST/MARKET VALUATION							
Interior Wall 2					Adj. Base Rate:					90.93		
Interior Floor 1	5		LINO/VINYL									
Interior Floor 2												
Heating Fuel	2		GAS		Replace Cost					239,157		
Heating Type	1		FORCED H/A		AYB					1970		
AC Percent	100				EYB					2002		
FBM Sqft	2176				Dep Code					VG		
Bldg Use	325		STORE		Remodel Rating							
Total Rooms	0				Year Remodeled					2014		
Bedrooms	0				Dep %					15		
Full Baths	0				Functional Obslnc							
Half Baths	4				External Obslnc							
Extra Fixtures	3				Cost Trend Factor					1		
#Heat Sys	1				Condition							
Frame	1		WOOD		% Complete							
Bath Style	A		AVERAGE		Overall % Cond					85		
Foundation	1		CONCRETE		Apprais Val					203,300		
Partitions	T		TYPICAL		Dep % Ovr					0		
Wall Height	12				Dep Ovr Comment							
FBM Quality	3				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	4,800	1.61	2013	A		GD	70	5,400
02	SHED/FR			L	96	7.48	1990	A		AV	55	400
02	SHED/FR			L	80	7.48	1990	A		AV	55	300
84	SIGN-ILU			L	26	40.25	2013	A		GD	70	700
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value		
BMT	BASEMENT	0		2,176				18.18		39,556		
CNP	CANOPY	0		144				4.42		637		
FFL	1ST FLOOR	2,176		2,176				90.93		197,873		
WDK	WOOD DECK	0		84				12.99		1,091		
Ttl. Gross Liv/Lease Area:				2,176		4,580		2,630		239,157		

64

34

17

4

17

WDK

17 21

64

CNP

24

6

4

4

