

Property Location: 46 SHAKER RD

MAP ID: 27/ 168/ 0/ /

Bldg Name:

State Use: 326

Vision ID: 1969

Account #2005

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/06/2018 16:39

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, M VISION									
LOPARDO JAMES COLLINS LISBETH 35 VALLEY VIEW RD HAMPDEN, MA 01036 Additional Owners:					1 TYPCL								Description		Code		Appraised Value		Assessed Value											
													COMMERC.		326		207,600		207,600											
													COMM LAND		326		127,500		127,500											
													COMMERC.		326		7,500		7,500											
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#																				
												Total				342,600		342,600												
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
LOPARDO JAMES M + LOPARDO JAMES LOPARDO ERNEST + MARGRET ROSE					22155/ 280 21523/ 176 03606/ 0531		05/01/2018 01/05/2017 07/19/1971		U	1	100		1A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
														2018	326	207,600		2017	326	188,800		2016	326	183,500						
														2018	326	127,500		2017	326	133,500		2016	326	121,500						
														2018	326	7,500		2017	326	7,500		2016	326	7,500						
														Total:	342,600		Total:		329,800		Total:		312,500							
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 207,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 7,500 Appraised Land Value (Bldg) 127,500 Special Land Value 0 Total Appraised Parcel Value 342,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 342,600															
Year	Type	Description			Amount		Code	Description			Number		Amount												Comm. Int.					
Total:																														
ASSESSING NEIGHBORHOOD																														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																			
0001/A								325			BG																			
NOTES																														
KOFFEE TYME TENANTS: BARBER SHOP, MY MAIN SQUEEZE (JUICE BAR) PS1158 PL 382/92 TAKES 2504 SF FROM 27-154-0. DEED RECORDED																														
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						
201402942		01/26/2015		6	SIGN			346		03/20/2015		100	03/20/2015		MY MAIN SQUEEZE, N			03/20/2015				317	15	PERMIT VISIT						
																		05/21/2004				303	3	MEAS+INSPCTD						
																		10/09/1990				107	3	MEAS+INSPCTD						
																		04/20/1981				500	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		1986	
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
Ttl. Gross Liv/Lease Area:		3,842	3,842	3,842		305,257

