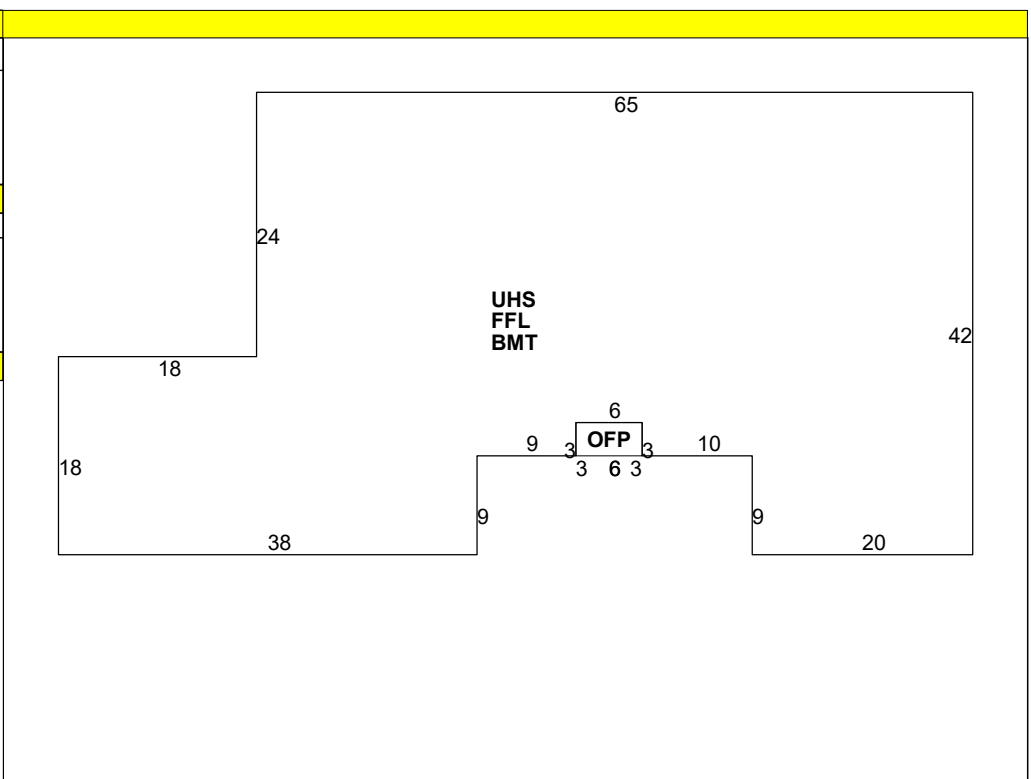


CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT								1006 451ST LONGMEADOW, MA 01106 VISION			
NINETY FIVE SHAKER LLC 195 OVERBROOK RD LONGMEADOW, MA 01106 Additional Owners:										1 TYPCL								Description		Code		Appraised Value		Assessed Value													
																		COMMERC.		316		21,500		21,500													
																		COMMERC.		316		1,800		1,800													
																		COMMERC.		340		215,700		215,700													
SUPPLEMENTAL DATA										COMM LAND				340		214,700		214,700																			
														COMMERC.		340		12,600		12,600																	
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#				Total		466,300		466,300																			
														Total		466,300		466,300																			
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
NINETY FIVE SHAKER LLC GUNN WALTER P JR										12067/ 389 05806/ 0412				12/28/2001 05/03/1985				U	I	10 0		B A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
																							2018	316	21,500		2017	316	21,500		2016	316	21,500				
																							2018	316	1,800		2017	316	1,800		2016	316	1,800				
																							2018	340	215,700		2017	340	200,200		2016	340	194,700				
																							2018	340	214,700		2017	340	207,000		2016	340	188,500				
																							2018	340	12,600		2017	340	12,600		2016	340	12,600				
Total:										466,300				Total:		443,100		Total:		419,100																	
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										APPRAISED VALUE SUMMARY																											
NBHD/ SUB				NBHD Name				Street Index Name												Tracing				Batch													
0001/A								340												BG																	
NOTES																																					
DAYCARE CENTER, NO OFC'S EXIST IN THE										Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value										215,700 0 12,600 214,700 0 466,300 C 0 466,300																	
BMT. 1/2 BATH BMT INT UPDATED																																					
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														
201203582	12/13/2012		56	MODULAR BLDG				12,500			0			TEMPORARY CLASSROOM				04/04/2014			317	15	PERMIT VISIT														
224	08/01/2011		7	REMODEL				9,000			0			ARBOR KIDS				06/10/2013			317	15	PERMIT VISIT														
210	07/12/2010		6	SIGN				248			0			NVC 25" X 180" ATTACHED				05/29/2012			317	15	PERMIT VISIT														
165	06/13/2000		8	RENOVATION				25,000			0			BMT AREA; WALLS & FENCE				04/22/2011 12/16/2010			317 317	P6 15	CLOSED 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			IND				45,302	SF	3.04	1.5600	D	1.0000	1.00	BA	1.00					1.00	4.74	214,700													
Total Card Land Units:										1.04	AC	Parcel Total Land Area:					1.04	AC	Total Land Value:										214,700								

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	



Property Location: 95 SHAKER RD
Vision ID: 2091

Account #2128

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

State Use: 340
Print Date: 12/11/2018 08:37

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 1ST LONGMEADOW, MA VISION
NINETY FIVE SHAKER LLC			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
195 OVERBROOK RD						COMMERC.	316	21,500	21,500	
LONGMEADOW, MA 01106						COMMERC.	316	1,800	1,800	
Additional Owners:						COMMERC.	340	215,700	215,700	
SUPPLEMENTAL DATA						COMM LAND	340	214,700	214,700	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380370_2848827						COMMERC.	340	12,600	12,600	
						Total		466,300	466,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
NINETY FIVE SHAKER LLC		12067/ 389	12/28/2001	U	1	10	B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
GUNN WALTER P JR		05806/ 0412	05/03/1985	U	1	0	A	2018	316	21,500	2017	316	21,500	2016	316	21,500
								2018	316	1,800	2017	316	1,800	2016	316	1,800
								2018	340	215,700	2017	340	200,200	2016	340	194,700
								2018	340	214,700	2017	340	207,000	2016	340	188,500
								2018	340	12,600	2017	340	12,600	2016	340	12,600
								Total:		466,300	Total:		443,100	Total:		419,100

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:									APPRAISED VALUE SUMMARY					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)				21,500
0001/A						340		BG		Appraised XF (B) Value (Bldg)				0
NOTES GARAGE NEW ROOF 2012									Appraised OB (L) Value (Bldg)				1,800	
									Appraised Land Value (Bldg)				0	
									Special Land Value				0	
									Total Appraised Parcel Value				466,300	
									Valuation Method:				C	
									Adjustment:				0	
									Net Total Appraised Parcel Value				466,300	

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		
									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	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			39.35
Interior Floor 1	12		CONCRETE				
Interior Floor 2							
Heating Fuel	5		NONE	Replace Cost			38,446
Heating Type	8		NONE	AYB			1920
AC Percent	0			EYB			1974
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	

