

Property Location: 144 SHAKER RD
Vision ID: 2220

Account #2259

MAP ID: 28A/ 51/ 143/ /

Bldg Name:

State Use: 325

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/06/2018 17:36

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, MA VISION								
A AND B REALTY LLC C/O WHEELER THOMAS B PO BOX 524 EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code		Appraised Value						Assessed Value				
													COMMERC.		325		1,141,400						1,141,400				
													COMM LAND		325		372,600						372,600				
													COMMERC.		325		93,800						93,800				
SUPPLEMENTAL DATA												Total						1,607,800		1,607,800							
Other ID:					Received																						
SP Permit					Field 7																						
Chapter Land					Field 8																						
OC Dates					Field 9																						
In+Ex FY					Field 10																						
Mailed																											
GIS ID: F_380364_2847854					ASSOC PID#																						
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
A AND B REALTY LLC HERLIHY JOHN J, HERLIHY,MARY C HERLIHY JOHN J, P J ENTERPR					31927/ LC 10910/ 23 141/ 251 LC0022215 LC002-1825		10/07/2004 10/11/2001 10/11/2001 02/05/1986 06/04/1985		U	I	1,100,000 1 1 550,000 0		B A A B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
														2018	325	1,141,400		2017	325	1,027,200		2016	325	997,800			
														2018	325	372,600		2017	325	401,200		2016	325	383,600			
														2018	325	93,800		2017	325	93,800		2016	325	93,800			
														Total:		1,607,800		Total:		1,522,200		Total:		1,475,200			
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)1,141,400 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)93,800 Appraised Land Value (Bldg)372,600 Special Land Value0 Total Appraised Parcel Value1,607,800 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value1,607,800												
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																											
BROWNS PET + GARDEN 92 PERMIT NVC																											
FY2005 ATB SETTLEMENT 1,100,000																											
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									
75	04/01/1995	MN	Manual Note		1,500			0		SIGN			05/26/2004			303	3	MEAS+INSPCTD									
76	04/01/1995	MN	Manual Note		3,000			0		SIGN			03/26/1996			107	15	PERMIT VISIT									
325	12/01/1994	MN	Manual Note		175,000			0		ADD-ALTER			01/19/1995			107	15	PERMIT VISIT									
6	01/01/1993	MN	Manual Note		2,000			0		SIGN			04/12/1994			107	15	PERMIT VISIT									
352	12/01/1992	MN	Manual Note		7,800			0		FANS			03/12/1993			107	15	PERMIT VISIT									
135	06/01/1991	MN	Manual Note		12,000			0		ADDITION																	
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	325	STORE		BUS				40,000		SF	3.10	1.5600	D	1.0000	1.00	BA	1.00					1.00		4.84	193,600		
1	325	STORE		BUS				3.58		AC	50,000.00	1.0000	0	1.0000	1.00	BA	1.00					1.00		50,000.00	179,000		
Total Card Land Units:				4.50		AC		Parcel Total Land Area:				4.5 AC				Total Land Value:										372,600	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	78		STORE						
Model	94		COMMERCIAL						
Grade	D+		FAIR (+)						
Stories	1.00		1 STORY						
Occupancy	1			MIXED USE					
Exterior Wall 1	18		CORREG STL	Code	Description		Percentage		
Exterior Wall 2	8		BRICK VENR	325	STORE		100		
Roof Structure	1		GABLE						
Roof Cover	9		METAL						
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION					
Interior Wall 2	1		DRYWALL	Adj. Base Rate:			54.05		
Interior Floor 1	12		CONCRETE	Replace Cost			1,563,626		
Interior Floor 2				AYB			1963		
Heating Fuel	2		GAS	EYB			1991		
Heating Type	1		FORCED H/A	Dep Code			GD		
AC Percent	90			Remodel Rating					
FBM Sqft				Year Remodeled					
Bldg Use	325		STORE	Dep %			27		
Total Rooms	0			Functional Obslnc					
Bedrooms	0			External Obslnc					
Full Baths	0			Cost Trend Factor			1		
Half Baths	4			Condition					
Extra Fixtures	4			% Complete					
#Heat Sys	1			Overall % Cond			73		
Frame	2		STEEL	Apprais Val			1,141,400		
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)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
88	FENCE-6			L	855	9.78	1968	A		AV	55	4,600
85	PAVING			L	97,900	1.61	1963	A		AV	55	86,700
84	SIGN-ILU			L	52	40.25	1995	G		AV	55	1,400
77	LITE-SIN			L	3	690.00	1963	A		AV	55	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
CNP	CANOPY	0	672		2.73	1,838	
FFL	1ST FLOOR	28,893	28,893		54.05	1,561,788	
Ttl. Gross Liv/Lease Area:		28,893	29,565	28,927		1,563,626	

