Property Location: 287 SHAKER RD | **MAP ID:** 19/ 7/ 0/ / | **Bldg Name:** | **State Use:** 400

Vision ID: 961 | **Account #** 987 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/06/2018 12:38

CURRENT OWNER

RANGER LUMBER CORPORATION
C/O PARKER MICHAEL D ESQ
ONE MONARCH PL SUITE 2220

SPRINGFIELD, MA 01144
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_379100_2845217	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
INDUSTR.	400	674,200	674,200
IND LAND	400	508,600	508,600
INDUSTR.	400	63,500	63,500
		Total	1,246,300	1,246,300

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RANGER LUMBER CORPORATION	09110/ 0505	04/21/1995	U	I	890,000	
GUILFORD HEALTH MANAGEMEN	08046/ 0283	05/13/1992	U	I	980,000	
SHORTPOLE INC	06673/ 0296	11/03/1987	U	I	1,000,000	
HILLE	04035/ 0074	09/04/1974	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	400	687,700	2017	400	717,900	2016	400	717,900
2018	400	508,600	2017	400	477,100	2016	400	477,100
2018	400	63,500	2017	400	63,500	2016	400	63,500
		Total: 1,259,800			*Total:* 1,258,500			*Total:* 1,258,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	669,600
Appraised XF (B) Value (Bldg)	4,600
Appraised OB (L) Value (Bldg)	63,500
Appraised Land Value (Bldg)	508,600
Special Land Value	0
Total Appraised Parcel Value	1,246,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,246,300

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			400	BG

NOTES

NORTHEAST WHOLESALE LUMBER INTERIOR
ALTERATIONS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201102836	10/26/2011	12	REROOF	24,750		0		INCLUDES INSULATIO
194	08/21/1998	9	ALTERATION	50,000		0		98 BP NVC
156	05/01/1988	MN	Manual Note	18,000		0		STORAGE BD

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
02/05/2017			317	16	FIELDREV CHG
06/01/2012			317	15	PERMIT VISIT
05/18/2004			303	3	MEAS+INSPCTD
01/22/1999			105	15	PERMIT VISIT
07/06/1992			107	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	400	FACTORY	INDG				116,425	SF	2.48	1.5600	D	1.0000	1.00	BA	1.00			1.00	3.87	450,600
1	400	FACTORY	INDG				1.16	AC	50,000.00	1.0000	0	1.0000	1.00	BA	1.00			1.00	50,000.00	58,000

Total Card Land Units: 3.83 AC | **Parcel Total Land Area:** 3.83 AC | **Total Land Value:** 508,600

Property Location: 287 SHAKER RD | **MAP ID:** 19/ 7/ 0/ / | **Bldg Name:** | **State Use:** 400

Vision ID: 961 | **Account #** 987 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/06/2018 12:38

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	43		WAREHOUSE
Model	96		INDUSTRIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Occupancy	1		
Exterior Wall 1	18		CORREG STL
Exterior Wall 2	12		BOARD+BATT
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	5		MINIMUM
Interior Wall 2	1		DRYWALL
Interior Floor 1	12		CONCRETE
Interior Floor 2	4		CARPET
Heating Fuel	2		GAS
Heating Type	1		FORCED H/A
AC Percent	0		
FBM Sqft			
Bldg Use	400		FACTORY
Total Rooms	0		
Bedrooms	0		
Full Baths	0		
Half Baths	2		
Extra Fixtures	1		
#Heat Sys	1		
Frame	2		STEEL
Bath Style	A		AVERAGE
Foundation	6		SLAB
Partitions	T		TYPICAL
Wall Height	22		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

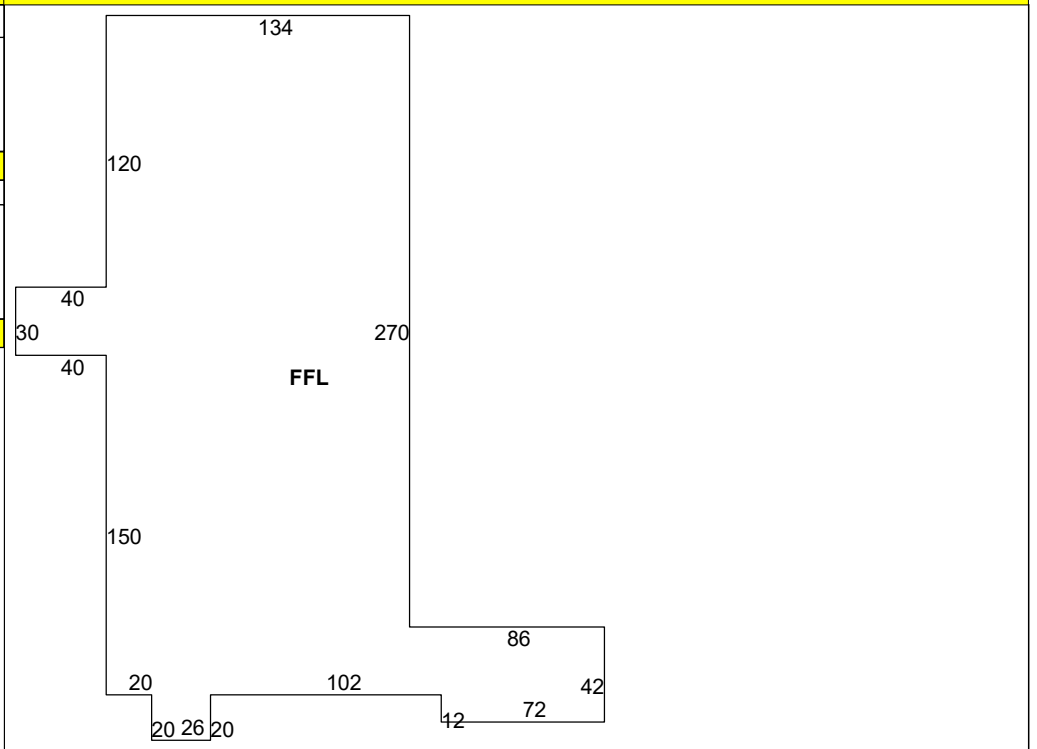
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
400	FACTORY	100

COST/MARKET VALUATION

Adj. Base Rate:	29.52
Replace Cost	1,339,155
AYB	1958
EYB	1968
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	50
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	50
Apprais Val	669,600
Dep % Ovr	0
Dep Ovr Comment	
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
93	RR SIDNG			L	480	40.25	1959	A		AV	60	11,600
85	PAVING			L	39,240	1.61	1969	F		AV	60	34,100
84	SIGN-ILU			L	36	40.25	1988	A		AV	60	900
03	GARAGE	OB	Outbuilding	L	660	28.18	1988	G		GD	70	16,300
88	FENCE-6			L	48	9.78	1998	A		AV	60	300
40	LEAN-TO			L	80	5.75	1998	A		AV	60	300
91	LOAD LEV	EX	Extra Feature	B	2	3,680.00	1968	G	1	GD	50	4,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	45,364	45,364		29.52	1,339,154
	Ttl. Gross Liv/Lease Area:	45,364	45,364	45,364		1,339,155