

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW, MA VISION						
SHAKER RD LLC 785 WILLIAMS ST STE 352 LONGMEADOW MA 01106						1	TYPCL					Description		Code	Appraised		Assessed									
												COMMERC.	323	1,592,200		1,592,200										
												COMM LAND	323	232,400		232,400										
SUPPLEMENTAL DATA												COMMERC.		323	25,300		25,300									
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380894_2849395						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
												Total		1,849,900		1,849,900										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
SHAKER RD LLC EAST MEADOWS REALTY LLC GRAZIANO STEVEN,				22176		0192		05-17-2018		U	I	3,000,000		1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				12219		0476		03-20-2002		U	I	100		1F	2019	323	1,553,900	2018	323	1,553,900	2017	323	1,432,100			
				05969		0315		12-19-1985		U	I	315,000				323	225,700	323	225,700	323	213,200					
																323	25,300	323	25,300	323	25,300					
												Total		1804900		Total		1804900		Total		1670600				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount		Code	Description		Number	Amount													Comm Int		
Total						0.00																				
ASSESSING NEIGHBORHOOD														APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 1,520,500 Appraised Xf (B) Value (Bldg) 71,700 Appraised Ob (B) Value (Bldg) 25,300 Appraised Land Value (Bldg) 232,400 Special Land Value 0 Total Appraised Parcel Value 1,849,900 Valuation Method C Total Appraised Parcel Value 1,849,900												
Nbhd			Nbhd Name			B			Tracing			Batch														
0001									323			BG														
NOTES																										
EAST MEADOW SHOPS REAR ANGLED NC ADD MARIO'S																										
1224 SF FFL 1-97 FFL ANGLED-SAYEGH																										
JWLRS-HOUSE OF FLOWERS-SHEAR																										
INTERGITY-TONY'S BARBER SHOP-2FLR																										
EXECUTIVE SUITES, SHELBURNE FALLS																										
COFFEE ROASTER-SENATOR LESSER OFFICE/																										
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY												
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments			Date		Id	Type	Is	Cd	Purpose/Result			
201503105		12-15-2015		6	SIGN		2,000		05-13-2016		100	05-13-2016		MARIO'S/CANOPY, NVC			05-13-2016		317			15	PERMIT VISIT			
201502953		11-17-2015		6	SIGN		200		05-13-2016		100	05-13-2016		MARIO'S CAFE, REFACE NV			04-25-2014		317			15	PERMIT VISIT			
201302487		08-20-2013		6	SIGN		75		04-25-2014		100	04-25-2014		COFFEE ROASTER TEMPOR			06-10-2013		317			15	PERMIT VISIT			
148		05-18-2005		9	ALTERATION		500							OC 6/29/2005			01-06-2006		311			15	PERMIT VISIT			
37		02-16-2005		7	REMODEL		3,300										01-06-2006		311			15	PERMIT VISIT			
295		10-11-2002		9	ALTERATION		40,000							INT ALT TO EXSTG RETAIL S			05-28-2003		200			14	INSPECTED			
109		04-28-2002		9	ALTERATION		5,000							BLD WALLS FOR OFFICE			03-15-2000		200			15	PERMIT VISIT			
LAND LINE VALUATION SECTION																										
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price		I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes			Location Adjustment		Adj Unit Pric	Land Value					
1	323	SHOPCTR		BUS	SITE	47,911 SF		3.11		1.56000	D	1.00	BA	1.000						0	4.85 232,400					
Total Card Land Units						1.100 AC		Parcel Total Land Area: 1.0999						Total Land Value						232,400						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	78	STORE			
Model	94	COMMERCIAL			
Grade	B-	GOOD (-)			
Stories	2.00	2 STORY			
Occupancy	11.00				
Exterior Wall 1	4	VINYL			
Exterior Wall 2					
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	14	ASPHL TILE			
Interior Floor 2	6	CERAMIC TL			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	323	SHOPCTR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	4				
Extra Fixtures	8				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Kitchens	2				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
85	PAVING	L	25,000	1.61	1975	AV	55	A	1.00	22,100
84	SIGN-ILU	L	70	40.25	1988	GD	70	G	1.25	2,500
77	LITE-SIN	L	1	690.00	1958	AV	55	A	1.00	400
84	SIGN-ILU	L	20	40.25	1958	FR	40	A	1.00	300
81	COOLER	B	64	46.00	2004	GD	86	A	1.00	2,500
82	FREEZER	B	64	69.00	2004	GD	86	G	1.25	4,700
61	ELEV-COMME	B	1	75000.00	2004		86		0.00	64,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	16,016	16,016		76.25	1,221,154	
PAT	PATIO	0	668		3.77	2,516	
SFL	2ND FLOOR	7,140	7,140		76.25	544,396	
Ttl Gross Liv / Lease Area		23,156	23,824	23,189		1,768,066	

