

Property Location

40 HARKNESS AV

Map ID

12/ 2/ 4/ /

Bldg Name

Sec # 1 of 1

State Use

325

Vision ID

48

Account #

49

Bldg #

1

Card #

1 of 1

Print Date

12/18/2019 8:47:02 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
HARKNESS AVENUE LLC			1 TYPCL			Description	Code	Appraised	Assessed								
						COMMERC.	325	208,200	208,200								
						COMM LAND	325	123,700	123,700								
40 HARKNESS AV		SUPPLEMENTAL DATA				COMMERC.	325	6,800	6,800								
EAST LONGME MA 01028		Alt Prcl ID			Received												
		SP Permit			NIA												
		Chapter La			Field 8												
		OC Dates			Field 9												
		In+Ex FY			Field 10												
		Mailed															
		GIS ID F_376665_2855881			Assoc Pid#												
						Total		338,700	338,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HARKNESS AVENUE LLC		21709	0408	06-05-2017	U	I	270,000	1B	Year	Code	Assessed	Year	Code	Assessed			
PHAM NGUYEN LLC		19701	0519	02-26-2013	U	I	270,000	1K	2019	325	203,300	2018	325	203,300			
PIONEER VALLEY GIRL SCOUTS,COUNCIL I		05137	0175	07-16-1981	U	I	0		325	120,000		325	120,000				
									325	6,800		325	6,800				
								Total		330100	Total		330100	Total	322800		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount								Comm Int		
									APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 208,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 123,700 Special Land Value 0 Total Appraised Parcel Value 338,700 Valuation Method C Total Appraised Parcel Value 338,700								
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001						325		BG									
NOTES																	
GLAMOUR NAILS & SPA																	
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			
201302784	10-10-2013	6	SIGN	9,500	04-25-2014	100	04-25-2014	GLAMOUR NAILS (FRONT &	04-25-2014	317			14	INSPECTED			
201302421	07-25-2013	7	REMODEL	204,000	04-25-2014	100	04-25-2014	INTERIOR BUILDOUT - SALO	05-17-2013	105			15	PERMIT VISIT			
22	01-16-2009	7	REMODEL	9,100				INTERIOR REMODEL THREE	03-15-2013	317			3	MEAS+INSPCTD			
5	01-05-2005	8	RENOVATION	8,000				INTERIOR	12-03-2009	317			15	PERMIT VISIT			
25	03-01-1994	MN	Manual Note	1,500				REMDLBATH	12-05-2005	311			15	PERMIT VISIT			
265	09-01-1993	MN	Manual Note	400				RAMP	06-03-2004	303			3	MEAS+INSPCTD			
245	11-01-1991	MN	Manual Note	775				SHED	01-16-1995	107			15	PERMIT VISIT			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	325	STORE	BUS	SITE	12,373 SF	6.41	1.56000	D	1.00	BA	1.000			0	10.00	123,700	
Total Card Land Units					0.284	AC	Parcel Total Land Area: 0.2840					Total Land Value					123,700

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	71	OFFICE									
Model	94	COMMERCIAL									
Grade	C	AVERAGE									
Stories	1.00	1 STORY									
Occupancy	1.00										
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	5	LINO/VINYL	RCN		244,969						
Interior Floor 2											
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	100										
FBM Sqft	2176										
Bldg Use	325	STORE									
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	12.00										
FBM Quality	3.00										
Kitchens	0										

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	4,800	1.61	2013	GD	70	A	1.00	5,400
02	SHED/FR	L	96	7.48	1990	AV	55	A	1.00	400
02	SHED/FR	L	80	7.48	1990	AV	55	A	1.00	300
84	SIGN-ILU	L	26	40.25	2013	GD	70	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,176		18.62	40,518	
CNP	CANOPY	0	144		4.53	652	
FFL	1ST FLOOR	2,176	2,176		93.14	202,682	
WDK	WOOD DECK	0	84		13.31	1,118	
Ttl Gross Liv / Lease Area		2,176	4,580	2,630		244,970	

