

Property Location

173 SHAKER RD

Map ID

18/ 11/ 0/ /

Bldg Name

State Use

325

Vision ID

899

Account #

924

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:59:20

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION					
WAMHKM LLC				1	TYPCL					Description	Code	Appraised	Assessed						
										COMMERC.	325	395,600	395,600						
										COMM LAND	325	134,200	134,200						
38 MILL RD		SUPPLEMENTAL DATA								COMMERC.	325	7,700	7,700						
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_379670_2847387				Assoc Pid#													
										Total		537,500	537,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WAMHKM LLC		18161	0115	01-11-2010		U		I		1		1B		Year	Code	Assessed	Year	Code	Assessed
		13348	0452	07-03-2003		U		I		350,000				2019	325	385,900	2018	325	385,900
		05548	0539	12-28-1983		U		I		147,000		1A			325	130,100		2017	325
SPEIGHT EDWARD T,														325	7,700	7,700	325	7,700	
										Total		523700	Total	523700	Total	494200			
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																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0001						325		BG											
NOTES																			
PROTECTION PLUS, PLANET VAPE,																			
BUILT IN COOLER ASSESSED TO RE.																			
FREE STANDING COOLERS ASSESSED TO PP																			
										Appraised Bldg. Value (Card) 387,200									
										Appraised Xf (B) Value (Bldg) 8,400									
										Appraised Ob (B) Value (Bldg) 7,700									
										Appraised Land Value (Bldg) 134,200									
										Special Land Value 0									
										Total Appraised Parcel Value 537,500									
										Valuation Method C									
										Total Appraised Parcel Value 537,500									
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				
201601998	07-11-2016	6	SIGN	400	03-21-2017	100	03-21-2017	OVER EXISTING 4 X 8 (PLAN		03-21-2017	317			15	PERMIT VISIT				
201601574	05-04-2016	9	ALTERATION	2,000	03-21-2017	100	03-21-2017	INSTALL WALL		02-25-2010	100			16	FIELDREV CHG				
201601210	04-19-2016	9	ALTERATION	4,000	03-21-2017	100	03-21-2017	INTERIOR SPACE		09-04-2009	375			3	MEAS+INSPCTD				
68	04-06-2005	6	SIGN	200				4' X 7' WALL		12-19-2005	311			15	PERMIT VISIT				
13	01-10-2005	7	REMODEL	30,000				OC 2/25/2005 CONV STORE		12-19-2005	311			15	PERMIT VISIT				
206	09-26-1997	9	ALTERATION	30,000				ALTER		06-30-2004	328			16	FIELDREV CHG				
										03-25-1999	200			14	INSPECTED				
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	IND	SITE	16,204 SF	5.31	1.56000	D	1.00	BA	1.000			0		8.28	134,200		
Total Card Land Units					0.372	AC	Parcel Total Land Area: 0.3720					Total Land Value					134,200		

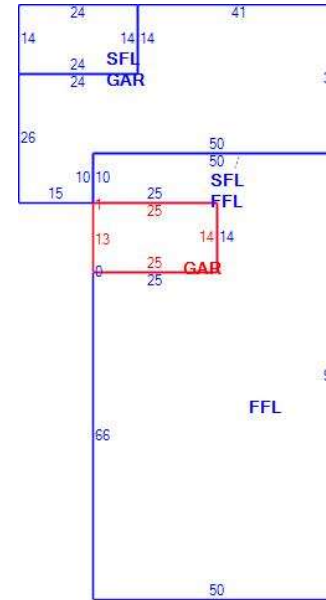
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	78	STORE			
Model	94	COMMERCIAL			
Grade	C	AVERAGE			
Stories	2.00	2 STORY			
Occupancy	3.00				
Exterior Wall 1	6	STUCCO			
Exterior Wall 2	16	STONE VENR			
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	8	PLYWD PANL			
Interior Wall 2	5	MINIMUM			
Interior Floor 1	12	CONCRETE			
Interior Floor 2	4	CARPET			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	325	STORE			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	4				
Extra Fixtures	2				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	6	SLAB			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
325	STORE	100
		0
		0

COST / MARKET VALUATION		
RCN		595,691
Year Built		1962
Effective Year Built		1983
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		65
Cns Sect Rcnd		387,200
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

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	7,375	1.61	1960	AV	55	A	1.00	6,500
84	SIGN-ILU	L	34	40.25	2005	GD	70	G	1.25	1,200
81	COOLER	B	280	46.00	1983	AV	65	A	1.00	8,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	5,914	5,914		71.87	425,062	
GAR	GARAGE	0	686		28.71	19,693	
SFL	2ND FLOOR	2,100	2,100		71.87	150,935	
Ttl Gross Liv / Lease Area		8,014	8,700	8,288		595,690	



2009 9 6