

Property Location

236 SHAKER RD

Map ID

18/ 26/ 14/ /

Bldg Name

State Use

326

Vision ID

918

Account #

943

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:02:10

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
236 SHAKER ROAD LLC			1 TYPCL			Description	Code	Appraised	Assessed								
						COMMERC.	326	190,500	190,500								
236 SHAKER RD		SUPPLEMENTAL DATA				COMM LAND	326	178,600	178,600								
EAST LONGME MA 01028		Alt Prcl ID SP Permit Chapter La OC Dates 11/21/2012 In+Ex FY Mailed GIS ID F_379596_2846293				Received NIA Field 8 Field 9 Field 10 Assoc Pid#											
							326	13,800	13,800								
						Total		382,900	382,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
236 SHAKER ROAD LLC		18868	0152	08-04-2011	U	I	350,000	1	Year	Code	Assessed	Year	Code	Assessed			
SHAKER ROAD ASSOCIATES LLC,		16830	0402	07-24-2007	U	I	315,000		2019	326	185,600	2018	326	187,900			
CHALMERS ENTERPRISES LLC,		14668	0308	12-01-2004	U	I	1	1B		326	173,700		326	175,600			
AS&M INC TRUSTEE OF THE,AMERICAN SA		12832	0505	12-20-2002	U	I	1	1B		326	13,800		326	13,800			
ASM + CO INC,C/O STEPHEN RICE		07058	0032	12-27-1988	U	I	1	1B	Total		373100	Total		375400			
										Total		Total		369500			
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) 179,600 Appraised Xf (B) Value (Bldg) 10,900 Appraised Ob (B) Value (Bldg) 13,800 Appraised Land Value (Bldg) 178,600 Special Land Value 0 Total Appraised Parcel Value 382,900 Valuation Method C								
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001						326		BG									
NOTES																	
LA FIORENTINA																	
Total Appraised Parcel Value									382,900								
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			
201203415	11-14-2012	6	SIGN	500				TEMPORARY BANNER	06-28-2013	317			15	PERMIT VISIT			
201202445	10-30-2012	6	SIGN	12,000				WALL SIGNS, NVC LAFIOR	06-28-2013	317			15	PERMIT VISIT			
201103041	12-09-2011	7	REMODEL	100,000				OC 11/21/2012 INT & EX	06-28-2013	317			14	INSPECTED			
333	10-15-2008	6	SIGN	2,400				8 X 3 SIDE WALL & 10 X 3 FR	06-29-2012	317			15	PERMIT VISIT			
301	09-29-2008	53	EXHAUST FAN	100				HOOD OVER STOVE	04-27-2012	317			15	PERMIT VISIT			
141	06-17-2003	8	RENOVATION	20,000					04-27-2012	317			15	PERMIT VISIT			
118	06-02-2003	6	SIGN	200					04-27-2012	317			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	326	RST/BAR	MUL	SITE	32,525 SF	3.52	1.56000	D	1.00	BA	1.000			0	5.49	178,600	
Total Card Land Units					0.747	AC	Parcel Total Land Area: 0.7467					Total Land Value					178,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	C+	AVG. (+)			
Stories	1.00	1 STORY			
Occupancy	2.00				
Exterior Wall 1	6	STUCCO			
Exterior Wall 2					
Roof Structure	4	FLAT			
Roof Cover	11	MEMBRANE			
Interior Wall 1	8	PLYWD PANL			
Interior Wall 2	1	DRYWALL			
Interior Floor 1	6	CERAMIC TL			
Interior Floor 2	12	CONCRETE			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft					
Bldg Use	326	RST/BAR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	2				
Extra Fixtures	2				
#Heat Sys	1				
Frame	2	STEEL			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
326	RST/BAR	100
		0
		0

COST / MARKET VALUATION		
RCN		233,184
Year Built		1965
Effective Year Built		1995
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		77
Cns Sect Rcnd		179,600
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	12,000	1.61	1970	AV	55	A	1.00	10,600
87	FENCE-4	L	190	6.90	2013	AV	55	A	1.00	700
77	LITE-SIN	L	1	690.00	1970	AV	55	A	1.00	400
78	LITE-DBL	L	1	920.00	1970	AV	55	A	1.00	500
81	COOLER	B	96	46.00	1995	GD	73	A	1.00	3,200
81	COOLER	B	80	46.00	1995	GD	73	A	1.00	2,700
82	FREEZER	B	80	69.00	1995	GD	73	G	1.25	5,000
84	SIGN-ILU	L	48	40.25	2003	VG	85	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	480		4.60	2,210	
ENP	ENCL PORCH	0	40		27.63	1,105	
FFL	1ST FLOOR	2,496	2,496		92.09	229,869	
Ttl Gross Liv / Lease Area		2,496	3,016	2,532		233,184	

