

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								
						COMMERC.	323	25,300	25,300								
SUPPLEMENTAL DATA																	
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	2020	323	1,592,200	2019	323	1,553,900	2018	323	1,553,900
		05969	0315	12-19-1985	U	I	315,000			323	232,400		323	225,700		323	225,700
										323	25,300		323	25,300		323	25,300
								Total		1849900	Total		1804900	Total		1804900	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount										
									APPRAISED VALUE SUMMARY								
Total			0.00														
ASSESSING NEIGHBORHOOD										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							
Nbhd	Nbhd Name	B	Tracing	Batch													
0001			323	BG													
NOTES										Total Appraised Parcel Value 1,849,900							
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										Total Appraised Parcel Value 1,849,900							
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.	Nbhd 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	

