

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

11-03-2020 8:48:16 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION							
HARKNESS AVENUE LLC 40 HARKNESS AV EAST LONGMEADOW MA 01028			1 TYPCL			Description	Code	Appraised	Assessed								
						COMMERC.	325	208,200	208,200								
						COMM LAND	325	123,700	123,700								
						COMMERC.	325	6,800	6,800								
SUPPLEMENTAL DATA																	
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_376665_2855881				Received NIA Field 8 Field 9 Field 10 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 PHAM NGUYEN LLC PIONEER VALLEY GIRL SCOUTS,COUNCIL I		21709	0408	06-05-2017	U	I	270,000	1B	Year	Code	Assessed	Year	Code	Assessed			
		19701	0519	02-26-2013	U	I	270,000	1K	2020	325	208,200	2019	325	203,300			
		05137	0175	07-16-1981	U	I	0			325	123,700		325	120,000			
										325	6,800		325	6,800			
								Total		338700	Total		330100	Total			
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	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	

