

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

12/12/2022 11:24:47

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	216,300	216,300									
						COMM LAND	325	129,700	129,700									
						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		352,800	352,800									
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	Year	Code	Assessed	
		19701	0519	02-26-2013	U	I	270,000	1K	2022	325	206,400	2021	325	208,200	2020	325	208,200	
		05137	0175	07-16-1981	U	I	0			325	123,700		325	123,700		325	123,700	
										325	6,800		325	6,800		325	6,800	
								Total		336,900	Total		338,700	Total		338,700		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 216,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 129,700 Special Land Value 0 Total Appraised Parcel Value 352,800 Valuation Method C Total Appraised Parcel Value 352,800										
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																		
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 &		03-03-2021	334			14	INSPECTED			
201302421	07-25-2013	7	REMODEL	204,000	04-25-2014	100	04-25-2014	INTERIOR BUILDOUT - SALO		04-25-2014	317			14	INSPECTED			
22	01-16-2009	7	REMODEL	9,100				INTERIOR REMODEL THREE		05-17-2013	105			15	PERMIT VISIT			
5	01-05-2005	8	RENOVATION	8,000				INTERIOR		03-15-2013	317			3	MEAS+INSPCTD			
25	03-01-1994	MN	Manual Note	1,500				REMDLBATH		12-03-2009	317			15	PERMIT VISIT			
265	09-01-1993	MN	Manual Note	400				RAMP		12-05-2005	311			15	PERMIT VISIT			
245	11-01-1991	MN	Manual Note	775				SHED		06-03-2004	303			3	MEAS+INSPCTD			
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	6.72	1.56000	D	1.00	BA	1.000			0		10.48	129,700	
Total Card Land Units					0.28 AC	Parcel Total Land Area: 0.28					Total Land Value					129,700		

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		254,437						
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	9.00										
FBM Quality	3.00										
Overhead Door											
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		19.34	42,084				
CNP	CANOPY	0	144		4.70	677				
FFL	1ST FLOOR	2,176	2,176		96.74	210,515				
WDK	WOOD DECK	0	84		13.82	1,161				

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Ttl Gross Liv / Lease Area		2,176	4,580			254,437				

