

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION							
108 SHAKER ROAD LLC 777 3RD AVE 26TH FL NEW YORK NY 10017						1	TYPCL					Description		Code	Appraised		Assessed								
												COMMERC.	340	296,400		296,400									
												COMM LAND	340	133,200		133,200									
SUPPLEMENTAL DATA												COMMERC.		340	14,000		14,000								
Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_380526_2848440								Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
												Total		443,600		443,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
108 SHAKER ROAD LLC C AND S PARTNERSHIP LLC KRUGER CLIFFORD A,				39718 LC		02-23-2022		U	V	1,200,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				14914 0076		03-31-2005		U	I	365,000		1B	2024	340	276,700	2023	340	253,700	2022	340	240,500				
				LC00 0000		11-19-1984		U	I	48,000		1B		340	133,200		340	121,000		340	115,300				
														340	14,000		340	11,500		340	11,500				
Total												423,900		Total		386,200		Total		367,300					
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								340			BG														
NOTES																									
SHAKER RD ANIMAL HOSPITAL & CANINE REHAB & FITNESS												Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value										296,400 0 14,000 133,200 0 443,600 C 443,600			
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							
B-24-416	06-27-2024	6	SIGN		5,500			0			WALL MOUNTED		06-10-2024	334			15	PERMIT VISIT							
B-24-63	02-24-2024	MN	Manual Note		1,037			0			MODIFY EXISTING FIRE ALA		06-30-2021	400			15	PERMIT VISIT							
B-24-6	01-10-2024	6	SIGN		4,710		06-10-2024	0			NVC REFACE 48 SQ FT FRE		03-04-2021	334			14	INSPECTED							
202100750	03-09-2021	6	SIGN		7,500		06-30-2021	100	06-30-2021		48 SF FREESTANDING ILLU		06-18-2018	333			15	PERMIT VISIT							
201601857	06-09-2016	7	REMODEL		649,900		03-21-2017	100	03-21-2017		2364 SF FIT OUT FOR TENA		03-23-2017	317			14	INSPECTED							
118	04-24-2008	6	SIGN		700			0			VCA SHAKER ROAD ANIMAL		03-21-2017	317			15	PERMIT VISIT							
117	04-24-2008	6	SIGN		1,200			0			2 SIGNS FOR VCA SHAKER		01-07-2009	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.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value						
1	340	OFFICE		BUS	SITE	9,357 SF		9.12	1.56000	D	1.00	BA	1.000			0		14.23	133,200						
Total Card Land Units						0.21 AC		Parcel Total Land Area: 0.21					Total Land Value						133,200						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	82		VET CLINIC								
Model	94		COMMERCIAL								
Grade	C		AVERAGE								
Stories	1.00		1 STORY								
Occupancy	1.00					MIXED USE					
Exterior Wall 1	21		CONC BLOCK			Code	Description			Percentage	
Exterior Wall 2	8		BRICK VENR			340	OFFICE			100	
Roof Structure	1		GABLE							0	
Roof Cover	1		ASPHALT SH							0	
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION					
Interior Wall 2						RCN			406,000		
Interior Floor 1	6		CERAMIC TL								
Interior Floor 2	4		CARPET								
Heating Fuel	2		GAS								
Heating Type	1		FORCED H/A			Year Built			1968		
AC Percent	100					Effective Year Built			1994		
FBM Sqft						Depreciation Code			GD		
Bldg Use	342		PROF OF			Remodel Rating					
Total Rooms	0					Year Remodeled					
Bedrooms	0					Depreciation %			27		
Full Baths	0					Functional Obsol					
Half Baths	2					External Obsol					
Extra Fixtures	8					Trend Factor			1		
#Heat Sys	1					Condition					
Frame	1		WOOD			Condition %					
Bath Style	A		AVERAGE			Percent Good			73		
Foundation	6		SLAB			Cns Sect Rcndld			296,400		
Partitions	T		TYPICAL			Dep % Ovr					
Wall Height	12.00					Dep Ovr Comment					
FBM Quality						Misc Imp Ovr					
Overhead Door						Misc Imp Ovr Comment					
Kitchens	0					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	10,625	2.00	1968	AV	55	A	1.00	11,700	
84	SIGN-ILU	L	48	40.25	2021	GD	70	A	1.00	1,400	
88	FENCE-6	L	104	12.00	2003	GD	70	A	1.00	900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
EFP	ENCL PORCH				0	42		27.17		1,141	
FFL	1ST FLOOR				4,568	4,568		87.78		400,996	
OFF	OPEN PORCH				0	438		8.82		3,862	
Ttl Gross Liv / Lease Area					4,568	5,048				405,999	

