

State Use 325
Print Date 11/18/2024 7:46:20 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT															
180 SHAKER ROAD LLC						1	TYPCL					Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW, MA								
												COMMERC.	325	264,100		264,100											
												COMM LAND	325	151,200		151,200											
180 SHAKER RD				SUPPLEMENTAL DATA								COMMERC.		325	13,400		13,400		VISION								
EAST LONGMEADOW MA 01028				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379839_2847222				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
												Total		428,700		428,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
180 SHAKER ROAD LLC ZEPKE RALPH WOOD ROBERT A,				21881		0528		09-29-2017		Q		I		340,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				17121		0566		01-23-2008		U		I		325,000				2024	325	248,000	2023	325	226,600	2022	325	213,200	
				04275		0312		06-04-1976		U		I		0					325	151,200		325	137,400		325	131,100	
																			325	13,400		325	11,000		325	9,700	
																		Total	412,600		Total	375,000		Total	354,000		
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																APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 264,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,400 Appraised Land Value (Bldg) 151,200 Special Land Value 0 Total Appraised Parcel Value 428,700 Valuation Method C Total Appraised Parcel Value 428,700											
Nbhd		Nbhd Name				B				Tracing				Batch													
0001										325				BG													
NOTES																ADDED ATTRACTIONS, TRE OLIVE											
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				
202102110		06-15-2021		12	REROOF		19,000		06-13-2022		100		06-13-2022		(TRE OLIVE) WALL SIGN, NV		03-04-2021		334		2	14	INSPECTED				
201402904		12-19-2014		6	SIGN		500		03-20-2015		100		03-20-2015				03-20-2015		317			15	PERMIT VISIT				
286		09-17-2008		25	WINDOWS		1,200				0				3 - FOR ADDED ATTRACTIO RAILINGS, AWNINGS & MOR		12-11-2008		317			15	PERMIT VISIT				
101		04-18-2008		6	SIGN		2,500				0						05-17-2004		303			2	MEASURED				
85		04-02-2008		6	SIGN		375				0						10-08-1992		107			3	MEAS+INSPECTD				
															04-15-1981		500			3	MEAS+INSPECTD						
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	325	STORE		BUS	SITE	15,000 SF		6.46		1.56000	D	1.00	BA	1.000					0		151,200						
Total Card Land Units						0.34 AC		Parcel Total Land Area: 0.34						Total Land Value						151,200							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:	78		STORE								
Model	94		COMMERCIAL								
Grade	C		AVERAGE								
Stories	1.00		1 STORY								
Occupancy	2.00					MIXED USE					
Exterior Wall 1	21		CONC BLOCK			Code	Description			Percentage	
Exterior Wall 2	16		STONE VENR			325	STORE			100	
Roof Structure	4		FLAT							0	
Roof Cover	4		TAR+GRAVEL							0	
Interior Wall 1	8		PLYWD PANL			COST / MARKET VALUATION					
Interior Wall 2						RCN			388,318		
Interior Floor 1	12		CONCRETE			Year Built			1955		
Interior Floor 2	4		CARPET			Effective Year Built			1989		
Heating Fuel	1		OIL			Depreciation Code			AG		
Heating Type	1		FORCED H/A			Remodel Rating					
AC Percent	100					Year Remodeled					
FBM Sqft						Depreciation %			32		
Bldg Use	325		STORE			Functional Obsol					
Total Rooms	0					External Obsol					
Bedrooms	0					Trend Factor			1		
Full Baths	0					Condition					
Half Baths	3					Condition %					
Extra Fixtures	0					Percent Good			68		
#Heat Sys	1		WOOD			Cns Sect Rcnd			264,100		
Frame	1		AVERAGE			Dep % Ovr					
Bath Style	A		SLAB			Dep Ovr Comment					
Foundation	6		TYPICAL			Misc Imp Ovr					
Partitions	T					Misc Imp Ovr Comment					
Wall Height	11.00					Cost to Cure Ovr					
FBM Quality						Cost to Cure Ovr Comment					
Overhead Door	03		3 OVD								
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	8,425	2.00	1960	GD	70	A	1.00	11,800	
79	LITE-TPL	L	1	1035.00	1960	AV	55	A	1.00	600	
79	LITE-TPL	L	1	1035.00	1960	AV	55	A	1.00	600	
87	FENCE-4	L	92	8.00	1980	AV	55	A	1.00	400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
FFL	1ST FLOOR				3,913	3,913		99.21		388,219	
OFFP	OPEN PORCH				0	13		7.63		99	
Ttl Gross Liv / Lease Area					3,913	3,926				388,318	

