

State Use 325
Print Date 11/17/2025 10:43:13

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																
HC + KK 161 SHAKER LLC						1	TYPCL					Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW, MA									
												COMMERC.	325	357,800		357,800												
												COMM LAND	325	149,700		149,700												
161 SHAKER RD				SUPPLEMENTAL DATA								COMMERC.		325	12,800		12,800		VISION									
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_379762_2847688						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
EAST LONGMEADOW MA 01028												Total		520,300		520,300												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
HC + KK 161 SHAKER LLC KANTOR KAREN C, KANTOR,KAREN C & SPEER EDWARD J,				19716	0473	03-06-2013	U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				13025	0397	03-14-2003	U	I			1	1A	2025	325	322,200	2024	325	302,800	2023	325	276,900							
				10360	0132	07-08-1998	U	I			250,000		325	149,700		325	149,700		325	136,000								
				05665	0419	08-10-1984	U	I			80	1B	325	11,800		325	11,800		325	9,500								
				Total		0.00										Total		483,700		Total		464,300		Total		422,400		
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								APPRAISED VALUE SUMMARY														
Nbhd		Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)								349,200									
0001							325		BG		Appraised Xf (B) Value (Bldg)								8,600									
												Appraised Ob (B) Value (Bldg)								12,800								
												Appraised Land Value (Bldg)								149,700								
												Special Land Value								0								
												Total Appraised Parcel Value								520,300								
												Valuation Method								C								
												Total Appraised Parcel Value								520,300								
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					
226		06-27-2006		9	ALTERATION		13,000								NEW DOORWAY NVC		03-04-2021		334			14	INSPECTED					
																	12-28-2006		311			15	PERMIT VISIT					
																	05-17-2004		303			3	MEAS+INSPCTD					
																	10-09-1990		107			3	MEAS+INSPCTD					
																	04-17-1981		500			3	MEAS+INSPCTD					
LAND LINE VALUATION SECTION																												
B	Use Code	Description		Zone	Land Type		Land Units		Unit Price		I. Factor	Site Index	Cond.	Nbhd.	Nhbhd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value						
1	325	STORE		IND	SITE		14,532 SF		6.60		1.56000	D	1.00	BA	1.000					0		10.3		149,700				
Total Card Land Units							0.33 AC		Parcel Total Land Area: 0.33							Total Land Value							149,700					

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	78	STORE									
Model	94	COMMERCIAL									
Grade	C+	AVG. (+)									
Stories	1.00	1 STORY									
Occupancy	1.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2	6	STUCCO									
Roof Structure	1	GABLE									
Roof Cover	1	ASPHALT SH									
Interior Wall 1	8	PLYWD PANL									
Interior Wall 2	1	DRYWALL									
Interior Floor 1	4	CARPET									
Interior Floor 2	12	CONCRETE									
Heating Fuel	2	GAS									
Heating Type	1	FORCED H/A									
AC Percent	60										
FBM Sqft											
Bldg Use	325	STORE									
Total Rooms	0										
Bedrooms	0										
Full Baths	0										
Half Baths	1										
Extra Fixtures	0										
#Heat Sys	1										
Frame	1	WOOD									
Bath Style	A	AVERAGE									
Foundation	6	SLAB									
Partitions	T	TYPICAL									
Wall Height	12.00										
FBM Quality											
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	10,700	2.00	1960	AV	60	A	1.00	12,800
81	COOLER	B	256	46.00	1991	AV	73	A	1.00	8,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	4,080	4,080		117.16	478,007	
OFF	OPEN PORCH	0	30		11.72	351	
Ttl Gross Liv / Lease Area		4,080	4,110			478,358	

