

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SERVICE NET INC		1 Level	1 All Public	1 Paved	4 Bus. District	ASH Type Desc	ASH Co	Appraised	ASH Assessed
21 OLANDER DR						EXEMPT	9050	731,900	731,900
NORTHAMPTON MA 01060						EXM LAND	9050	246,800	246,800
SUPPLEMENTAL DATA									
Alt PCL ID 15C000019				Precinct					
Calc Front 56.6				Vote At					
Prc_Usrfld				Tenant					
Prc_Usrfld				Parent					
BIDIN				PRC Creat					
BIDOUT									
GIS ID F_386034_2962471				Assoc PID#					
Total							978,700	978,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SERVICE NET INC		14809 31	02-27-2023	U	I	912,000	1K	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess
A NELSON LLC		11528 0268	11-22-2013	U	I	1	1A	2024	9050	545,100	2023	3260	528,000	2022	3260	505,200
LO, ANNIE CHIU & YAN CHOY TRUSTEES		10672 0338	09-30-2011	U	I	1	1J		9050	233,000		3260	184,200		3260	175,300
LO, YAN CHOY & ANNIE CHIU		5614 0261	02-12-1999	Q	I	390,000	00									
ARTENSTEIN, JOEL		2887 0190	12-31-1986			0										
Total								778,100		Total		712,200		Total		680,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch					
4000					Appraised Bldg. Value (Card)				719,100
					Appraised Xf (B) Value (Bldg)				3,400
					Appraised Ob (B) Value (Bldg)				9,400
					Appraised Land Value (Bldg)				246,800
					Special Land Value				0
					Total Appraised Parcel Value				978,700
					Valuation Method				C
					Total Appraised Parcel Value				978,700

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes	Date	Id	Type	Is	Cd	Purpost/Result	
BP-24-417	05-08-2024	RS	Residential	1,648		0		INSULATE ATTIC	04-29-2024	KM	02		04	Permit Review Estimated	
BP-24-264	05-08-2024	RS	Residential	20,000		0		KITCHEN & BATH RENOVATI	09-05-2002	TM			00	Measur+Listed	
BP-23-1118	01-10-2024	RE	Remodel	1,082,000		0		CNVRT TO 13 APRTMNTS &	06-18-1997	EB					
BP-23-1297	01-09-2024	RS	Residential	46,126		0		REFEED FIRE SPRINKLER	04-23-1996	EB					
B19-0424	12-17-2018	RE	Remodel	2,000		0		REPL SIGNS	08-18-1994	EB					
ELE19-0407	12-14-2018	EL	Electric	0		0		RENOV 3000 SQ FT PREVIO							
P19-0124	11-27-2018	PL	Plumbing	0		0		DSHWSHR.SINKS.BAR SINK							

LAND LINE VALUATION SECTION																
B	Use	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	9052	Charitable C	BL20		31,612 SF	7.15	1.15000	C	1.00	4000	0.950		0		246,800	
Total Card Land Units					0.73 AC	Parcel Total Land Area: 0.73					Total Land Value					246,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	08	C			
Stories:	1				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		866,423
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1971
Heating Type	04	Forced Air-Duc	Effective Year Built		
AC Type	04	Unit/Ac	Depreciation Code		E
Bldg Use	3260	Rest/Clubs	Remodel Rating		05
Total Rooms			Year Remodeled		2024
Total Bedrms			Depreciation %		0
Total Baths			Functional Obsol		0
Foundation			External Obsol		0
Heat/AC	01	Heat/Ac Pkgs	Trend Factor		1
Frame Type	02	Wood Frame	Condition		UC
Baths/Plumbing	02	Average	Condition %		83
Ceiling/Wall	06	Ceil & Walls	Percent Good		83
Rooms/Prtns	02	Average	RCNLD		719,100
Wall Height	8.00		Dep % Ovr		
% Conn Wall			Dep Ovr Comment		
1st Floor Use:	3260		Misc Imp Ovr		
			Misc Imp Ovr Comment		
			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
PAV1	Paving-Asphalt	L	10,400	1.50	1941		44		0.00	6,900
SHD2	W/Lights Etc	L	400	9.00	1999		70		0.00	2,500
SPR1	Sprinklers-Wet	B	5,075	0.80	2019	A	83	C	0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	5,075	5,075	5,075	118.06	599,141	
CAN	Canopy	0	780	234	35.42	27,625	
UBM	Basement, Unfinished	0	5,075	2,030	47.22	239,657	
		5,075	10,930	7,339		866,423	

