

Wilbraham Commercial Property Tax 04-05 Comparison @\$19.96

Address	Owner/Occupant	\$ 2,004 Property Value	\$ 2,004 Prop Tax	\$ 2,005 Property value	\$ 2,005 Prop Tax	Dollar Increase/Decrease	Percent Inc/Dec	Modified Tax Rate	Modified % inc
1840 Boston	David Dumala	\$ 414,800	\$ 6,803	\$ 414,800	\$ 7,035	\$ 232	3.4%	\$ 7,010	3.0%
1855r	Friendly Ice Cream	\$ 63,400	\$ 1,040	\$ 63,000	\$ 1,068	\$ 29	2.8%	\$ 1,065	2.4%
1872	Manny's	\$ 796,500	\$ 13,063	\$ 799,200	\$ 13,554	\$ 492	3.8%	\$ 13,506	3.4%
1876	Daddy J Reminder	\$ 542,000	\$ 8,889	\$ 542,000	\$ 9,192	\$ 304	3.4%	\$ 9,160	3.0%
1964	Resource Shop Center	\$ 1,613,100	\$ 26,455	\$ 1,620,500	\$ 27,484	\$ 1,029	3.9%	\$ 27,386	3.5%
1964r	Resource Shop Center	\$ 11,000	\$ 180	\$ 11,000	\$ 187	\$ 6	3.4%	\$ 186	3.0%
1971	Monroe Muffler	\$ 305,700	\$ 5,013	\$ 315,300	\$ 5,347	\$ 334	6.7%	\$ 5,329	6.3%
1979	Balise Ford	\$ 1,203,500	\$ 19,737	\$ 1,203,500	\$ 20,411	\$ 674	3.4%	\$ 20,339	3.0%
1984	Jules Gaudreau, Jr.	\$ 343,200	\$ 5,628	\$ 343,200	\$ 5,821	\$ 192	3.4%	\$ 5,800	3.0%
1985	Balise Auto Realty	\$ 286,200	\$ 4,694	\$ 286,200	\$ 4,854	\$ 160	3.4%	\$ 4,837	3.0%
1990	Edward Szczybak CVS	\$ 1,173,000	\$ 19,237	\$ 1,176,200	\$ 19,948	\$ 711	3.7%	\$ 19,878	3.3%
1993	O'Connell Oil. Shell	\$ 444,300	\$ 7,287	\$ 448,600	\$ 7,608	\$ 322	4.4%	\$ 7,581	4.0%
1997	Taylor Rental	\$ 674,900	\$ 11,068	\$ 674,900	\$ 11,446	\$ 378	3.4%	\$ 11,406	3.0%
2000	Thirty Something	\$ 309,900	\$ 5,082	\$ 309,900	\$ 5,256	\$ 174	3.4%	\$ 5,237	3.0%
2001	Home Depot	\$ 8,059,600	\$ 132,177	\$ 8,094,700	\$ 137,286	\$ 5,109	3.9%	\$ 136,800	3.5%
2009	Wilbraham Motel	\$ 599,500	\$ 9,832	\$ 612,700	\$ 10,391	\$ 560	5.7%	\$ 10,355	5.3%
2022	John Soja	\$ 230,200	\$ 3,775	\$ 230,200	\$ 3,904	\$ 129	3.4%	\$ 3,890	3.0%
2021-33	Marie Cantalini	\$ 1,780,100	\$ 29,194	\$ 1,798,400	\$ 30,501	\$ 1,307	4.5%	\$ 30,393	4.1%
2041	Richard Peterson	\$ 941,600	\$ 15,442	\$ 941,600	\$ 15,970	\$ 527	3.4%	\$ 15,913	3.0%
2043	Interskate 91	\$ 487,100	\$ 7,988	\$ 487,100	\$ 8,261	\$ 273	3.4%	\$ 8,232	3.0%
2045	Medeiros-Williams	\$ 1,384,900	\$ 22,712	\$ 1,384,900	\$ 23,488	\$ 776	3.4%	\$ 23,405	3.0%
2048	Sandon Realty LLC	\$ 56,900	\$ 933	\$ 56,900	\$ 965	\$ 32	3.4%	\$ 962	3.0%
2048v	Sandon Realty LLC	\$ 11,900	\$ 195	\$ 11,900	\$ 202	\$ 7	3.4%	\$ 201	3.0%
2110	Todd Demers	\$ 177,000	\$ 2,903	\$ 117,000	\$ 1,984	\$ (918)	-31.6%	\$ 1,977	-31.9%
2118	Dorothy Beyer Estate	\$ 131,000	\$ 2,148	\$ 122,300	\$ 2,074	\$ (74)	-3.5%	\$ 2,067	-3.8%
2132	Antonio Andre	\$ 171,100	\$ 2,806	\$ 171,100	\$ 2,902	\$ 96	3.4%	\$ 2,892	3.0%
2138	Coin Op Car Wash	\$ 309,800	\$ 5,081	\$ 309,800	\$ 5,254	\$ 173	3.4%	\$ 5,236	3.0%
2141	Antonio & Vir Palazzisi	\$ 304,600	\$ 4,995	\$ 304,600	\$ 5,166	\$ 171	3.4%	\$ 5,148	3.0%
2141	Retail Condos A-L	\$ 933,400	\$ 15,308	\$ 915,600	\$ 15,529	\$ 221	1.4%	\$ 15,474	1.1%
2144	J & N Salena Family	\$ 517,300	\$ 8,484	\$ 606,400	\$ 10,285	\$ 1,801	21.2%	\$ 10,248	20.8%
2145	Lia Toyota	\$ 1,512,800	\$ 24,810	\$ 1,518,900	\$ 25,761	\$ 951	3.8%	\$ 25,669	3.5%
2148	Homer Denniss	\$ 283,100	\$ 4,643	\$ 293,100	\$ 4,971	\$ 328	7.1%	\$ 4,953	6.7%
2149	O'Day Wilbraham	\$ 878,300	\$ 14,404	\$ 878,300	\$ 14,896	\$ 492	3.4%	\$ 14,843	3.0%
2152	Bruce Milikian	\$ 63,300	\$ 1,038	\$ 63,300	\$ 1,074	\$ 35	3.4%	\$ 1,070	3.0%

2155	Wiljon Partners	\$ 200,600	\$ 3,290	\$ 200,600	\$ 3,402	\$ 112	3.4%	\$ 3,390	3.0%
2200	Horizon Restaurant	\$ 294,600	\$ 4,831	\$ 294,900	\$ 5,002	\$ 170	3.5%	\$ 4,984	3.2%
2201	Wiljon Partners	\$ 132,200	\$ 2,168	\$ 132,400	\$ 2,246	\$ 77	3.6%	\$ 2,238	3.2%
2207	Nancy A. Vitek Trustee	\$ 857,700	\$ 14,066	\$ 854,700	\$ 14,496	\$ 429	3.1%	\$ 14,444	2.7%
2208	Holly Realty Corp	\$ 48,600	\$ 797	\$ 48,600	\$ 824	\$ 27	3.4%	\$ 821	3.0%
2301	Summit Holding Co, Inc	\$ 691,400	\$ 11,339	\$ 691,400	\$ 11,726	\$ 387	3.4%	\$ 11,685	3.0%
2338	Stanley Arabile	\$ 49,300	\$ 809	\$ 49,300	\$ 836	\$ 28	3.4%	\$ 833	3.0%
2339	Wilbraham Shops	\$ 633,000	\$ 10,381	\$ 633,500	\$ 10,744	\$ 363	3.5%	\$ 10,706	3.1%
2341	Wilbraham Shops	\$ 1,495,000	\$ 24,518	\$ 1,496,100	\$ 25,374	\$ 856	3.5%	\$ 25,284	3.1%
2342	Atlantic Interiors	\$ 703,200	\$ 11,532	\$ 703,200	\$ 11,926	\$ 394	3.4%	\$ 11,884	3.0%
2343	Sunset Restaurant	\$ 369,800	\$ 6,065	\$ 369,800	\$ 6,272	\$ 207	3.4%	\$ 6,250	3.0%
2344	Wing Med Center	\$ 1,119,200	\$ 18,355	\$ 1,118,600	\$ 18,971	\$ 617	3.4%	\$ 18,904	3.0%
2345	Triple S Construction	\$ 177,900	\$ 2,918	\$ 175,600	\$ 2,978	\$ 61	2.1%	\$ 2,968	1.7%
2346v	Mari Tarpinian	\$ 216,300	\$ 3,547	\$ 216,300	\$ 3,668	\$ 121	3.4%	\$ 3,655	3.0%
2350v	Mari Tarpinian	\$ 433,900	\$ 7,116	\$ 434,400	\$ 7,367	\$ 251	3.5%	\$ 7,341	3.2%
2351v	W.M.E. Company	\$ 353,900	\$ 5,804	\$ 351,700	\$ 5,965	\$ 161	2.8%	\$ 5,944	2.4%
2357v	W.M.E. Company	\$ 217,900	\$ 3,574	\$ 217,900	\$ 3,696	\$ 122	3.4%	\$ 3,683	3.0%
2361	Edward Kavari, Jr	\$ 176,200	\$ 2,890	\$ 176,200	\$ 2,988	\$ 99	3.4%	\$ 2,978	3.0%
2372v	W.M.E. Company	\$ 305,100	\$ 5,004	\$ 305,100	\$ 5,174	\$ 171	3.4%	\$ 5,156	3.0%
2376	John Dernavich	\$ 679,700	\$ 11,147	\$ 681,500	\$ 11,558	\$ 411	3.7%	\$ 11,517	3.3%
2377Rv	Benchmark Wilbraham	\$ 83,800	\$ 1,374	\$ 87,400	\$ 1,482	\$ 108	7.9%	\$ 1,477	7.5%
2378	DAS Leasing	\$ 449,300	\$ 7,369	\$ 449,300	\$ 7,620	\$ 252	3.4%	\$ 7,593	3.0%
2379	Country Bank	\$ 841,800	\$ 13,806	\$ 881,800	\$ 14,955	\$ 1,150	8.3%	\$ 14,902	7.9%
2379Rv	W.M.E. Company	\$ 4,600	\$ 75	\$ 4,600	\$ 78	\$ 3	3.4%	\$ 78	3.0%
2379v	W.M.E. Company	\$ 81,100	\$ 1,330	\$ 81,100	\$ 1,375	\$ 45	3.4%	\$ 1,371	3.0%
	Construction Services	\$ 2,252,400	\$ 36,939	\$ 2,251,400	\$ 38,184	\$ 1,244	3.4%	\$ 38,049	3.0%
2380v	Dauphinais & Sons	\$ 808,200	\$ 13,254	\$ 808,200	\$ 13,707	\$ 453	3.4%	\$ 13,659	3.0%
2382	Countryside Collision	\$ 368,400	\$ 6,042	\$ 368,400	\$ 6,248	\$ 206	3.4%	\$ 6,226	3.0%
2387	Orchard Valley	\$ 4,486,500	\$ 73,579	\$ 4,487,500	\$ 76,108	\$ 2,529	3.4%	\$ 75,839	3.1%
2391	Gregorys Restaurant	\$ 393,600	\$ 6,455	\$ 393,900	\$ 6,681	\$ 226	3.5%	\$ 6,657	3.1%
2399	Life Care Center	\$ 3,935,700	\$ 64,545	\$ 3,935,700	\$ 66,749	\$ 2,204	3.4%	\$ 66,513	3.0%
2400	Atonia Palazzisi	\$ 335,900	\$ 5,509	\$ 317,300	\$ 5,381	\$ (127)	-2.3%	\$ 5,362	-2.7%
2400	Construction Services	\$ 1,858,600	\$ 30,481	\$ 1,858,600	\$ 31,522	\$ 1,041	3.4%	\$ 31,410	3.0%
2400R	Construction Services	\$ 393,800	\$ 6,458	\$ 393,800	\$ 6,679	\$ 221	3.4%	\$ 6,655	3.0%
2424	Wilbraham Animal Hosp	\$ 201,400	\$ 3,303	\$ 201,400	\$ 3,416	\$ 113	3.4%	\$ 3,404	3.0%
2439v	Frank Reed	\$ 116,700	\$ 1,914	\$ 116,700	\$ 1,979	\$ 65	3.4%	\$ 1,972	3.0%
2440	James Diotalini	\$ 713,300	\$ 11,698	\$ 712,400	\$ 12,082	\$ 384	3.3%	\$ 12,040	2.9%
2443	Frank Reed	\$ 554,700	\$ 9,097	\$ 569,700	\$ 9,662	\$ 565	6.2%	\$ 9,628	5.8%
2451	Carl Pastorik	\$ 440,100	\$ 7,218	\$ 440,100	\$ 7,464	\$ 246	3.4%	\$ 7,438	3.0%
2460	John&Sharon Medeiros	\$ 568,000	\$ 9,315	\$ 571,600	\$ 9,694	\$ 379	4.1%	\$ 9,660	3.7%
2481	Il Giardino Restaurant	\$ 336,400	\$ 5,517	\$ 336,400	\$ 5,705	\$ 188	3.4%	\$ 5,685	3.0%

2493v	James McPhearson	\$ 26,000	\$ 426	\$ 26,000	\$ 441	\$ 15	3.4%	\$ 439	3.0%
2511	James McPhearson	\$ 368,000	\$ 6,035	\$ 368,000	\$ 6,241	\$ 206	3.4%	\$ 6,219	3.0%
2523	2523 Boston Rd Corp	\$ 177,900	\$ 2,918	\$ 185,800	\$ 3,151	\$ 234	8.0%	\$ 3,140	7.6%
2635	EBR LLC	\$ 1,117,400	\$ 18,325	\$ 1,112,500	\$ 18,868	\$ 543	3.0%	\$ 18,801	2.6%
2537	EBR LLC	\$ 109,500	\$ 1,796	\$ 109,500	\$ 1,857	\$ 61	3.4%	\$ 1,851	3.0%
2551	Wilb. Funeral Home	\$ 531,400	\$ 8,715	\$ 531,400	\$ 9,013	\$ 298	3.4%	\$ 8,981	3.0%
2571	Philip LaBranche	\$ 252,900	\$ 4,148	\$ 252,900	\$ 4,289	\$ 142	3.4%	\$ 4,274	3.0%
2589	Nat Serridlo Restaurant	\$ 340,600	\$ 5,586	\$ 344,100	\$ 5,836	\$ 250	4.5%	\$ 5,815	4.1%
2632	Joseph Roche	\$ 296,100	\$ 4,856	\$ 295,800	\$ 5,017	\$ 161	3.3%	\$ 4,999	2.9%
2644v	Todd Luzi	\$ 99,300	\$ 1,629	\$ 99,600	\$ 1,689	\$ 61	3.7%	\$ 1,683	3.4%
2650	Todd Luzi	\$ 343,400	\$ 5,632	\$ 343,400	\$ 5,824	\$ 192	3.4%	\$ 5,803	3.0%
2660R	Ed Lindsey & Sons	\$ 451,300	\$ 7,401	\$ 451,300	\$ 7,654	\$ 253	3.4%	\$ 7,627	3.0%
2668v	Charles Callahan	\$ 304,900	\$ 5,000	\$ 304,900	\$ 5,171	\$ 171	3.4%	\$ 5,153	3.0%
2668v	Charles Callahan	\$ 5,700	\$ 93	\$ 5,700	\$ 97	\$ 3	3.4%	\$ 96	3.0%
2689	C & L Realty	\$ 211,800	\$ 3,474	\$ 211,800	\$ 3,592	\$ 119	3.4%	\$ 3,579	3.0%
2694	Edward Kerpaska	\$ 357,700	\$ 5,866	\$ 357,700	\$ 6,067	\$ 200	3.4%	\$ 6,045	3.0%
2696v	Edward Kerpaska	\$ 109,000	\$ 1,788	\$ 109,000	\$ 1,849	\$ 61	3.4%	\$ 1,842	3.0%
2700v	Edward Kerpaska	\$ 69,900	\$ 1,146	\$ 69,900	\$ 1,186	\$ 39	3.4%	\$ 1,181	3.0%
2701	Boston Road Plaza	\$ 735,800	\$ 12,067	\$ 735,800	\$ 12,479	\$ 412	3.4%	\$ 12,435	3.0%
2714	Spartan Brake	\$ 674,600	\$ 11,063	\$ 674,600	\$ 11,441	\$ 378	3.4%	\$ 11,401	3.0%
2769	John Schmidt	\$ 211,300	\$ 3,465	\$ 212,200	\$ 3,599	\$ 134	3.9%	\$ 3,586	3.5%
2785	David Miller	\$ 169,800	\$ 2,785	\$ 169,800	\$ 2,880	\$ 95	3.4%	\$ 2,870	3.0%
2788	Skorupski Brothers	\$ 562,500	\$ 9,225	\$ 564,800	\$ 9,579	\$ 354	3.8%	\$ 9,545	3.5%
2797	Hazel Zebian	\$ 116,900	\$ 1,917	\$ 116,900	\$ 1,983	\$ 65	3.4%	\$ 1,976	3.0%
2801-05	Roberta Dowd	\$ 229,900	\$ 3,770	\$ 229,900	\$ 3,899	\$ 129	3.4%	\$ 3,885	3.0%
2810	Sandri Realty	\$ 251,100	\$ 4,118	\$ 251,100	\$ 4,259	\$ 141	3.4%	\$ 4,244	3.0%
2812	Robert J. Poulaine	\$ 138,100	\$ 2,265	\$ 138,100	\$ 2,342	\$ 77	3.4%	\$ 2,334	3.0%
2821	O'Connell Oil & Assoc	\$ 485,000	\$ 7,954	\$ 485,000	\$ 8,226	\$ 272	3.4%	\$ 8,197	3.0%
2825	Euroreserve Inc	\$ 221,300	\$ 3,629	\$ 221,300	\$ 3,753	\$ 124	3.4%	\$ 3,740	3.0%
2825v	Euroreserve Inc	\$ 15,800	\$ 259	\$ 15,800	\$ 268	\$ 9	3.4%	\$ 267	3.0%
2826	Robert Strycharz	\$ 310,000	\$ 5,084	\$ 310,000	\$ 5,258	\$ 174	3.4%	\$ 5,239	3.0%
2830	Lawrence Greenberg	\$ 320,300	\$ 5,253	\$ 320,300	\$ 5,432	\$ 179	3.4%	\$ 5,413	3.0%
3157	Frank Cava	\$ 167,700	\$ 2,750	\$ 167,700	\$ 2,844	\$ 94	3.4%	\$ 2,834	3.0%
9 Maple	Wingate Nursing Home	\$ 4,600,900	\$ 75,455	\$ 4,600,900	\$ 78,031	\$ 2,577	3.4%	\$ 77,755	3.0%
455 Main	Charter Bank	\$ 429,000	\$ 7,036	\$ 429,000	\$ 7,276	\$ 240	3.4%	\$ 7,250	3.0%
461-65 Main	Louis & Clark	\$ 320,600	\$ 5,258	\$ 320,600	\$ 5,437	\$ 180	3.4%	\$ 5,418	3.0%
Crane Park	Ursulla Whyte Prof Bldg	\$ 674,700	\$ 11,065	\$ 680,100	\$ 11,534	\$ 469	4.2%	\$ 11,494	3.9%
Crane Park	Leonard Hicky Off Bldg	\$ 408,000	\$ 6,691	\$ 407,500	\$ 6,911	\$ 220	3.3%	\$ 6,887	2.9%
				\$ -					
		\$ 71,196,100	\$ 1,167,616	\$ 71,362,100	\$ 1,210,301	\$ 42,685	3.7%	\$ 1,206,019	3.3%

Unique Property Years

Boston

1855 Road	Friendly Ice Cream	\$ 8,179,900	\$ 134,150	\$ 9,632,600	\$ 163,369	\$ 29,219	21.8%	\$ 162,791	21.3%
2002	First Pioneer Ln. Union	\$ 302,100	\$ 4,954	\$ 1,128,300	\$ 19,136	\$ 14,182	286.2%	\$ 19,068	284.9%
2005	Hampden Bank	\$ 267,000	\$ 4,379	\$ 780,400	\$ 13,236	\$ 8,857	202.3%	\$ 13,189	201.2%
2030	David Kenny	\$ 184,900	\$ 3,032	\$ 553,200	\$ 9,382	\$ 6,350	209.4%	\$ 9,349	208.3%
2034 & 2040	Boston Road LLP	\$ 1,059,000	\$ 17,368	\$ 1,775,600	\$ 30,114	\$ 12,747	73.4%	\$ 30,008	72.8%
2037	Emanuel Roveties	\$ 379,900	\$ 6,230	\$ 826,000	\$ 14,009	\$ 7,779	124.8%	\$ 13,959	124.1%
2133	Antonio Palazzasi	\$ 1,016,800	\$ 16,676	\$ 1,016,800	\$ 17,245	\$ 569	3.4%	\$ 17,184	3.0%
120 Old Bos	Western Recycling	\$ 1,940,600	\$ 31,826	\$ 3,830,800	\$ 64,970	\$ 33,145	104.1%	\$ 64,741	103.4%

Post Office Park

5	Vacant Land	\$ 22,500	\$ 369	\$ 230,000	\$ 3,901	\$ 3,532	957.1%	\$ 3,887	953.4%
10	Vacant Land	\$ 98,100	\$ 1,609	\$ 104,500	\$ 1,772	\$ 163	10.2%	\$ 1,766	9.8%
25	Vacant Land	\$ 141,800	\$ 2,326	\$ 138,100	\$ 2,342	\$ 17	0.7%	\$ 2,334	0.4%
40	Post Office Building	\$ 1,621,300	\$ 26,589	\$ 1,586,600	\$ 26,909	\$ 319	1.2%	\$ 26,814	0.8%
45	YMCA	\$ 139,100	\$ 2,281	\$ 4,814,700	\$ 81,657	\$ 79,376	3479.5%	\$ 81,368	3466.9%
60	Vacant Land	\$ 177,400	\$ 2,909	\$ 257,600	\$ 4,369	\$ 1,460	50.2%	\$ 4,353	49.6%
65	Health Club	\$ 166,000	\$ 2,722	\$ 807,200	\$ 13,690	\$ 10,968	402.9%	\$ 13,642	401.1%
75	Vacant Land	\$ 248,600	\$ 4,077	\$ 248,600	\$ 4,216	\$ 139	3.4%	\$ 4,201	3.0%
85	Shops Center	\$ 1,288,400	\$ 21,130	\$ 1,288,400	\$ 21,851	\$ 722	3.4%	\$ 21,774	3.0%
95	Shops Center	\$ 1,364,700	\$ 22,381	\$ 1,364,700	\$ 23,145	\$ 764	3.4%	\$ 23,063	3.0%
100	Monson Savings Bank	\$ 172,700	\$ 2,832	\$ 638,600	\$ 10,831	\$ 7,998	282.4%	\$ 10,792	281.0%
105	Vacant Land	\$ 90,400	\$ 1,483	\$ 89,600	\$ 1,520	\$ 37	2.5%	\$ 1,514	2.1%