

Wilbraham Commercial Property Tax 03-04 Comparison

<u>Address</u>	<u>Owner/Occupant</u>	<u>\$ 2,003 Property Value</u>	<u>\$ 2,003 Property Tax</u>	<u>\$ 2,004 Property Value</u>	<u>\$ 2,004 Prop Tax</u>	<u>Dollar Increase/Decrease</u>	<u>Percent Inc/Dec</u>	<u>Modified Tax Rate</u>	<u>Modified % inc</u>
1840 Boston	David Dumala	\$ 363,600	\$ 6,643	\$ 414,800	\$ 6,803	\$ 160	2.4%	\$ 7,881	18.6%
1855 Road	Friendly Ice Cream	\$ 7,826,000	\$ 142,981	\$ 8,179,900	\$ 134,150	\$ (8,831)	-6.2%	\$ 155,418	8.7%
1855r	Friendly Ice Cream	\$ 54,400	\$ 994	\$ 63,400	\$ 1,040	\$ 46	4.6%	\$ 1,205	21.2%
1872	Manny's	\$ 760,600	\$ 13,896	\$ 796,500	\$ 13,063	\$ (834)	-6.0%	\$ 15,134	8.9%
1876	Daddy J Reminder	\$ 511,800	\$ 9,351	\$ 542,000	\$ 8,889	\$ (462)	-4.9%	\$ 10,298	10.1%
1964	Resourse Shop Center	\$ 1,521,000	\$ 27,789	\$ 1,613,100	\$ 26,455	\$ (1,334)	-4.8%	\$ 30,649	10.3%
1964r	Resourse Shop Center	\$ 10,400	\$ 190	\$ 11,000	\$ 180	\$ (10)	-5.1%	\$ 209	10.0%
1971	Monroe Muffler	\$ 285,900	\$ 5,223	\$ 305,700	\$ 5,013	\$ (210)	-4.0%	\$ 5,808	11.2%
1979	Balise Ford	\$ 1,038,100	\$ 18,966	\$ 1,203,500	\$ 19,737	\$ 771	4.1%	\$ 22,867	20.6%
1984	Jules Gaudreau, Jr.	\$ 319,500	\$ 5,837	\$ 343,200	\$ 5,628	\$ (209)	-3.6%	\$ 6,521	11.7%
1985	Balise Auto Reality	\$ 265,000	\$ 4,842	\$ 286,200	\$ 4,694	\$ (148)	-3.1%	\$ 5,438	12.3%
1990	Edward Szczyebak CVS	\$ 1,123,300	\$ 20,523	\$ 1,173,000	\$ 19,237	\$ (1,285)	-6.3%	\$ 22,287	8.6%
1993	O'Connell Oil. Shell	\$ 373,100	\$ 6,817	\$ 444,300	\$ 7,287	\$ 470	6.9%	\$ 8,442	23.8%
1997	Taylor Rental	\$ 615,900	\$ 11,252	\$ 674,900	\$ 11,068	\$ (184)	-1.6%	\$ 12,823	14.0%
2000	Thirty Something	\$ 285,200	\$ 5,211	\$ 309,900	\$ 5,082	\$ (128)	-2.5%	\$ 5,888	13.0%
2001	Home Depot	\$ 7,908,600	\$ 144,490	\$ 8,059,600	\$ 132,177	\$ (12,313)	-8.5%	\$ 153,132	6.0%
2002	Theo's Restaurant	\$ 284,800	\$ 5,203	\$ 302,100	\$ 4,954	\$ (249)	-4.8%	\$ 5,740	10.3%
2005	Credit Suisse Lease	\$ 244,600	\$ 4,469	\$ 267,000	\$ 4,379	\$ (90)	-2.0%	\$ 5,073	13.5%
2009	Wilbraham Motel	\$ 541,400	\$ 9,891	\$ 599,500	\$ 9,832	\$ (60)	-0.6%	\$ 11,391	15.2%
2022	John Soja	\$ 213,700	\$ 3,904	\$ 230,200	\$ 3,775	\$ (129)	-3.3%	\$ 4,374	12.0%
2030	David Kenny	\$ 168,200	\$ 3,073	\$ 184,900	\$ 3,032	\$ (41)	-1.3%	\$ 3,513	14.3%
2021-33	Marie Cantalini	\$ 1,942,100	\$ 35,482	\$ 1,780,100	\$ 29,194	\$ (6,289)	-17.7%	\$ 33,822	-4.7%
2034	Boston Road LLP	\$ 962,600	\$ 17,587	\$ 917,900	\$ 15,054	\$ (2,533)	-14.4%	\$ 17,440	-0.8%
2040	Boston Road LLP	\$ 133,000	\$ 2,430	\$ 141,100	\$ 2,314	\$ (116)	-4.8%	\$ 2,681	10.3%
2037	Emanuel Roveties	\$ 356,600	\$ 6,515	\$ 379,900	\$ 6,230	\$ (285)	-4.4%	\$ 7,218	10.8%
2041	Richard Peterson	\$ 870,300	\$ 15,900	\$ 941,600	\$ 15,442	\$ (458)	-2.9%	\$ 17,890	12.5%
2043	Interskate 91	\$ 501,500	\$ 9,162	\$ 487,100	\$ 7,988	\$ (1,174)	-12.8%	\$ 9,255	1.0%
2045	Medeiros-Williams	\$ 1,253,900	\$ 22,909	\$ 1,384,900	\$ 22,712	\$ (196)	-0.9%	\$ 26,313	14.9%
2048	Sandon Realty LLC	\$ 43,100	\$ 787	\$ 56,900	\$ 933	\$ 146	18.5%	\$ 1,081	37.3%
2048v	Sandon Realty LLC	\$ 11,200	\$ 205	\$ 11,900	\$ 195	\$ (9)	-4.6%	\$ 226	10.5%
2110	Todd Demers	\$ 165,000	\$ 3,015	\$ 177,000	\$ 2,903	\$ (112)	-3.7%	\$ 3,363	11.6%
2118	Dorothy Beyer Estate	\$ 127,600	\$ 2,331	\$ 131,000	\$ 2,148	\$ (183)	-7.8%	\$ 2,489	6.8%
2132	Antonio Andre	\$ 158,600	\$ 2,898	\$ 171,100	\$ 2,806	\$ (92)	-3.2%	\$ 3,251	12.2%
2138	Coin Op Car Wash	\$ 294,500	\$ 5,381	\$ 309,800	\$ 5,081	\$ (300)	-5.6%	\$ 5,886	9.4%
2141	Antonio & Vir Palazzisi	\$ 281,900	\$ 5,150	\$ 304,600	\$ 4,995	\$ (155)	-3.0%	\$ 5,787	12.4%
2141	Retail Condos A-L	\$ 862,800	\$ 15,763	\$ 933,400	\$ 15,308	\$ (456)	-2.9%	\$ 17,735	12.5%

2144	J & N Salena Family	\$ 498,200	\$ 9,102	\$ 517,300	\$ 8,484	\$ (618)	-6.8%	\$ 9,829	8.0%
2145	Lia Toyota	\$ 1,475,800	\$ 26,963	\$ 1,512,800	\$ 24,810	\$ (2,153)	-8.0%	\$ 28,743	6.6%
2148	Homer Denniss	\$ 263,400	\$ 4,812	\$ 283,100	\$ 4,643	\$ (169)	-3.5%	\$ 5,379	11.8%
2149	O'Day Wilbraham	\$ 824,600	\$ 15,065	\$ 878,300	\$ 14,404	\$ (661)	-4.4%	\$ 16,688	10.8%
2152	Bruce Milikian	\$ 60,300	\$ 1,102	\$ 63,300	\$ 1,038	\$ (64)	-5.8%	\$ 1,203	9.2%
2155	Wiljon Partners	\$ 179,900	\$ 3,287	\$ 200,600	\$ 3,290	\$ 3	0.1%	\$ 3,811	16.0%
2200	Horizon Restaurant	\$ 275,100	\$ 5,026	\$ 294,600	\$ 4,831	\$ (195)	-3.9%	\$ 5,597	11.4%
2201	Wiljon Partners	\$ 125,600	\$ 2,295	\$ 132,200	\$ 2,168	\$ (127)	-5.5%	\$ 2,512	9.5%
2207	Nancy A. Vitek Trustee	\$ 803,700	\$ 14,684	\$ 857,700	\$ 14,066	\$ (617)	-4.2%	\$ 16,296	11.0%
2208	Holly Realty Corp	\$ 45,800	\$ 837	\$ 48,600	\$ 797	\$ (40)	-4.7%	\$ 923	10.4%
2301	Summit Holding Co, Inc	\$ 644,100	\$ 11,768	\$ 691,400	\$ 11,339	\$ (429)	-3.6%	\$ 13,137	11.6%
2338	Stanley Arabile	\$ 45,300	\$ 828	\$ 49,300	\$ 809	\$ (19)	-2.3%	\$ 937	13.2%
2339	Wilbraham Shops	\$ 600,500	\$ 10,971	\$ 633,000	\$ 10,381	\$ (590)	-5.4%	\$ 12,027	9.6%
2341	Wilbraham Shops	\$ 1,398,700	\$ 25,554	\$ 1,495,000	\$ 24,518	\$ (1,036)	-4.1%	\$ 28,405	11.2%
2342	Atlantic Interiors	\$ 635,600	\$ 11,612	\$ 703,200	\$ 11,532	\$ (80)	-0.7%	\$ 13,361	15.1%
2343	Sunset Restaurant	\$ 251,100	\$ 4,588	\$ 369,800	\$ 6,065	\$ 1,477	32.2%	\$ 7,026	53.2%
2344	Wing Med Center	\$ 1,115,600	\$ 20,382	\$ 1,119,200	\$ 18,355	\$ (2,027)	-9.9%	\$ 21,265	4.3%
2345	Triple S Construction	\$ 167,100	\$ 3,053	\$ 177,900	\$ 2,918	\$ (135)	-4.4%	\$ 3,380	10.7%
2346v	Mari Tarpinian	\$ 192,200	\$ 3,511	\$ 216,300	\$ 3,547	\$ 36	1.0%	\$ 4,110	17.0%
2350v	Mari Tarpinian	\$ 400,800	\$ 7,323	\$ 433,900	\$ 7,116	\$ (207)	-2.8%	\$ 8,244	12.6%
2351v	W.M.E. Company	\$ 332,400	\$ 6,073	\$ 353,900	\$ 5,804	\$ (269)	-4.4%	\$ 6,724	10.7%
2357v	W.M.E. Company	\$ 189,900	\$ 3,469	\$ 217,900	\$ 3,574	\$ 104	3.0%	\$ 4,140	19.3%
2361	Edward Kavari, Jr	\$ 165,400	\$ 3,022	\$ 176,200	\$ 2,890	\$ (132)	-4.4%	\$ 3,348	10.8%
2372v	W.M.E. Company	\$ 281,300	\$ 5,139	\$ 305,100	\$ 5,004	\$ (136)	-2.6%	\$ 5,797	12.8%
2376	John Dernavich	\$ 637,200	\$ 11,642	\$ 679,700	\$ 11,147	\$ (495)	-4.2%	\$ 12,914	10.9%
2377Rv	Benchmark Wilbraham	\$ 73,800	\$ 1,348	\$ 83,800	\$ 1,374	\$ 26	1.9%	\$ 1,592	18.1%
2378	DAS Leasing	\$ 408,700	\$ 7,467	\$ 449,300	\$ 7,369	\$ (98)	-1.3%	\$ 8,537	14.3%
2379	Country Bank	\$ 794,800	\$ 14,521	\$ 841,800	\$ 13,806	\$ (715)	-4.9%	\$ 15,994	10.1%
2379Rv	W.M.E. Company	\$ 3,400	\$ 62	\$ 4,600	\$ 75	\$ 13	21.4%	\$ 87	40.7%
2379v	W.M.E. Company	\$ 69,900	\$ 1,277	\$ 81,100	\$ 1,330	\$ 53	4.1%	\$ 1,541	20.7%
	Construction Services	\$ 2,199,200	\$ 40,179	\$ 2,252,400	\$ 36,939	\$ (3,240)	-8.1%	\$ 42,796	6.5%
2382	Countryside Collision	\$ 323,400	\$ 5,909	\$ 368,400	\$ 6,042	\$ 133	2.3%	\$ 7,000	18.5%
2387	Orchard Valley	\$ 4,251,700	\$ 77,679	\$ 4,486,500	\$ 73,579	\$ (4,100)	-5.3%	\$ 85,244	9.7%
2391	Gregorys Restaurant	\$ 367,600	\$ 6,716	\$ 393,600	\$ 6,455	\$ (261)	-3.9%	\$ 7,478	11.4%
2399	Life Care Center	\$ 3,884,600	\$ 70,972	\$ 3,935,700	\$ 64,545	\$ (6,426)	-9.1%	\$ 74,778	5.4%
2400	Atonia Palazzisi	\$ 318,100	\$ 5,812	\$ 335,900	\$ 5,509	\$ (303)	-5.2%	\$ 6,382	9.8%
2400	Construction Services	\$ 1,820,500	\$ 33,261	\$ 1,858,600	\$ 30,481	\$ (2,779)	-8.4%	\$ 35,313	6.2%
2400R	Construction Services	\$ 378,700	\$ 6,919	\$ 393,800	\$ 6,458	\$ (461)	-6.7%	\$ 7,482	8.1%
2424	Wilbraham Animal Hosp	\$ 183,100	\$ 3,345	\$ 201,400	\$ 3,303	\$ (42)	-1.3%	\$ 3,827	14.4%
2439v	Frank Reed	\$ 107,600	\$ 1,966	\$ 116,700	\$ 1,914	\$ (52)	-2.6%	\$ 2,217	12.8%
2440	James Diotalini	\$ 672,400	\$ 12,285	\$ 713,300	\$ 11,698	\$ (587)	-4.8%	\$ 13,553	10.3%
2443	Frank Reed	\$ 480,500	\$ 8,779	\$ 554,700	\$ 9,097	\$ 318	3.6%	\$ 10,539	20.1%

2451	Carl Pastorik	\$	387,500	\$	7,080	\$	440,100	\$	7,218	\$	138	1.9%	\$	8,362	18.1%
2460	John&Sharon Medeiros	\$	542,800	\$	9,917	\$	568,000	\$	9,315	\$	(602)	-6.1%	\$	10,792	8.8%
2481	Il Giardino Restaurant	\$	316,200	\$	5,777	\$	336,400	\$	5,517	\$	(260)	-4.5%	\$	6,392	10.6%
2493v	James McPhearson	\$	24,200	\$	442	\$	26,000	\$	426	\$	(16)	-3.6%	\$	494	11.7%
2511	James McPhearson	\$	347,400	\$	6,347	\$	368,000	\$	6,035	\$	(312)	-4.9%	\$	6,992	10.2%
2523	2523 Boston Rd Corp	\$	160,300	\$	2,929	\$	177,900	\$	2,918	\$	(11)	-0.4%	\$	3,380	15.4%
2635	EBR LLC	\$	883,600	\$	16,143	\$	1,117,400	\$	18,325	\$	2,182	13.5%	\$	21,231	31.5%
2537	EBR LLC	\$	103,000	\$	1,882	\$	109,500	\$	1,796	\$	(86)	-4.6%	\$	2,081	10.6%
2551	Wilb. Funeral Home	\$	503,800	\$	9,204	\$	531,400	\$	8,715	\$	(489)	-5.3%	\$	10,097	9.7%
2571	Philip LaBranche	\$	235,400	\$	4,301	\$	252,900	\$	4,148	\$	(153)	-3.6%	\$	4,805	11.7%
2589	Nat Serridlo Restaurant	\$	299,800	\$	5,477	\$	340,600	\$	5,586	\$	108	2.0%	\$	6,471	18.1%
2632	Joseph Roche	\$	267,300	\$	4,884	\$	296,100	\$	4,856	\$	(28)	-0.6%	\$	5,626	15.2%
2644v	Todd Luzi	\$	94,100	\$	1,719	\$	99,300	\$	1,629	\$	(91)	-5.3%	\$	1,887	9.7%
2650	Todd Luzi	\$	303,600	\$	5,547	\$	343,400	\$	5,632	\$	85	1.5%	\$	6,525	17.6%
2660R	Ed Lindsey & Sons	\$	412,600	\$	7,538	\$	451,300	\$	7,401	\$	(137)	-1.8%	\$	8,575	13.7%
2668v	Charles Callahan	\$	274,100	\$	5,008	\$	304,900	\$	5,000	\$	(7)	-0.1%	\$	5,793	15.7%
2668v	Charles Callahan	\$	5,500	\$	100	\$	5,700	\$	93	\$	(7)	-7.0%	\$	108	7.8%
2689	C & L Realty	\$	191,200	\$	3,493	\$	211,800	\$	3,474	\$	(20)	-0.6%	\$	4,024	15.2%
2694	Edward Kerpaska	\$	335,500	\$	6,130	\$	357,700	\$	5,866	\$	(263)	-4.3%	\$	6,796	10.9%
2696v	Edward Kerpaska	\$	102,500	\$	1,873	\$	109,000	\$	1,788	\$	(85)	-4.5%	\$	2,071	10.6%
2700v	Edward Kerpaska	\$	69,900	\$	1,277	\$	69,900	\$	1,146	\$	(131)	-10.2%	\$	1,328	4.0%
2701	Boston Road Plaza	\$	668,500	\$	12,213	\$	735,800	\$	12,067	\$	(146)	-1.2%	\$	13,980	14.5%
2714	Spartan Brake	\$	664,900	\$	12,148	\$	674,600	\$	11,063	\$	(1,084)	-8.9%	\$	12,817	5.5%
2769	John Schmidt	\$	195,000	\$	3,563	\$	211,300	\$	3,465	\$	(97)	-2.7%	\$	4,015	12.7%
2785	David Miller	\$	158,400	\$	2,894	\$	169,800	\$	2,785	\$	(109)	-3.8%	\$	3,226	11.5%
2788	Skorupski Brothers	\$	536,900	\$	9,809	\$	562,500	\$	9,225	\$	(584)	-6.0%	\$	10,688	9.0%
2797	Hazel Zebian	\$	105,600	\$	1,929	\$	116,900	\$	1,917	\$	(12)	-0.6%	\$	2,221	15.1%
2801-05	Roberta Dowd	\$	205,800	\$	3,760	\$	229,900	\$	3,770	\$	10	0.3%	\$	4,368	16.2%
2810	Sandri Realty	\$	239,400	\$	4,374	\$	251,100	\$	4,118	\$	(256)	-5.8%	\$	4,771	9.1%
2812	Robert J. Pouline	\$	126,500	\$	2,311	\$	138,100	\$	2,265	\$	(46)	-2.0%	\$	2,624	13.5%
2821	O'Connell Oil & Assoc	\$	457,600	\$	8,360	\$	485,000	\$	7,954	\$	(406)	-4.9%	\$	9,215	10.2%
2825	Euroreserve Inc	\$	194,300	\$	3,550	\$	221,300	\$	3,629	\$	79	2.2%	\$	4,205	18.4%
2825v	Euroreserve Inc	\$	15,100	\$	276	\$	15,800	\$	259	\$	(17)	-6.1%	\$	300	8.8%
2826	Robert Strycharz	\$	277,100	\$	5,063	\$	310,000	\$	5,084	\$	21	0.4%	\$	5,890	16.3%
2830	Lawrence Greenberg	\$	300,000	\$	5,481	\$	320,300	\$	5,253	\$	(228)	-4.2%	\$	6,086	11.0%
3157	Frank Cava	\$	149,300	\$	2,728	\$	167,700	\$	2,750	\$	23	0.8%	\$	3,186	16.8%
9 Maple	Wingate Nursing Home	\$	4,312,300	\$	78,786	\$	4,600,900	\$	75,455	\$	(3,331)	-4.2%	\$	87,417	11.0%
455 Main	Charter Bank	\$	404,000	\$	7,381	\$	429,000	\$	7,036	\$	(345)	-4.7%	\$	8,151	10.4%
461-65 Main	Louis & Clark	\$	289,700	\$	5,293	\$	320,600	\$	5,258	\$	(35)	-0.7%	\$	6,091	15.1%
Crane Park	Ursulla Whyte Prof Bldg	\$	638,100	\$	11,658	\$	674,700	\$	11,065	\$	(593)	-5.1%	\$	12,819	10.0%
Crane Park	Leonard Hicky Off Bldg	\$	378,300	\$	6,912	\$	408,000	\$	6,691	\$	(220)	-3.2%	\$	7,752	12.2%
		\$	76,440,900	\$	1,396,575	\$	80,760,700	\$	1,324,475	\$	(71,940)	-5.2%	\$	1,542,335	10.4%

Aberrant Businesses

2380v	Dauphinais & Sons	\$ 960,000	\$ 17,539	\$ 808,200	\$ 13,254	\$ (4,285)	-24.4%
2133	Antonio Palazzisi	\$ 630,100	\$ 11,512	\$ 1,016,800	\$ 16,676	\$ 5,164	44.9%
129 Old Bos	Western Recycling	\$ 565,900	\$ 10,339	\$ 1,940,600	\$ 31,826	\$ 21,487	207.8%

The information provided in this spreadsheet has been compiled from town records by The Concerned Citizens of Wilbraham.