**Property Location: 49 SOMERS RD** | **MAP ID: 27/ 126B/ 3/ /** | **Bldg Name:** | **State Use: 101**

**Vision ID: 1919** | **Account #1955** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/26/2014 15:43**

## CURRENT OWNER

GIGUERE DONALD R
GIGUERE LUCIANNE S
49 SOMERS RD

EAST LONGMEADOW, MA 01028
Additional Owners:

## TOPO. / UTILITIES / STRT./ROAD / LOCATION

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Other ID: | | Received | |
| SP Permit | | Prior ID | |
| Chapter Land | | Owner Occ | Y |
| OC Dates | | Final Area | 3556 |
| In+Ex FY | | Current Ac. | .50787 |
| Mailed | | | |
| GIS ID: | F_381914_2849459 | ASSOC PID# | |

## CURRENT ASSESSMENT

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 167,200 | 167,200 |
| RES LAND | 101 | 73,900 | 73,900 |
| RESIDNTL. | 101 | 8,500 | 8,500 |
| | Total | 249,600 | 249,600 |

1006
EAST LONGMEADOW, M

# VISION

## RECORD OF OWNERSHIP

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| GIGUERE DONALD R | 09436/ 0298 | 04/01/1996 | U | I | 154,000 | K |
| REC ROMAN CATHOLIC BISHOP | 0/ 0 | 12/31/1940 | U | I | 0 | |

## PREVIOUS ASSESSMENTS (HISTORY)

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2014 | B | 164,700 | 2013 | B | 183,400 | 2012 | B | 185,100 |
| 2014 | L | 76,200 | 2013 | L | 76,200 | 2012 | L | 81,400 |
| 2014 | O | 9,500 | 2013 | O | 9,500 | 2012 | O | 9,600 |
| | Total: | 250,400 | | Total: | 269,100 | | Total: | 276,100 |

## EXEMPTIONS

| Year | Type | Description | Amount |
|---|---|---|---|
| | | | |
| | | Total: | |

## OTHER ASSESSMENTS

| Code | Description | Number | Amount | Comm. Int. |
|---|---|---|---|---|
| | | | | |

*This signature acknowledges a visit by a Data Collector or Assessor*

## ASSESSING NEIGHBORHOOD

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | 101 | MA |

## NOTES

PARS ROMAN CATH BISHOP OF SPRINGFIELD.
DIOCESESUB DIV 652

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 167,200 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 8,500 |
| Appraised Land Value (Bldg) | 73,900 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 249,600 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **249,600** |

## BUILDING PERMIT RECORD

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 91 | 05/16/1997 | MN | Manual Note | 4,000 | | 0 | | POOL A |
| 348 | 12/01/1993 | MN | Manual Note | 3,000 | | 0 | | DEMOLITION |
| 256 | 09/01/1993 | MN | Manual Note | 7,850 | | 0 | | ROOFING |
| 6 | 01/01/1988 | MN | Manual Note | 31,400 | | 0 | | RENOVATION |
| 132 | 01/01/1986 | MN | Manual Note | 0 | | 0 | | BATH RENOV |

## VISIT/ CHANGE HISTORY

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 03/22/2004 | | | 250 | 22 | MAILER SENT |
| 10/09/2003 | | | 274 | 2 | MEASURED |
| 01/20/1998 | | | 181 | 15 | PERMIT VISIT |
| 04/12/1994 | | | 107 | 15 | PERMIT VISIT |
| 01/11/1989 | | | 105 | 15 | PERMIT VISIT |

## LAND LINE VALUATION SECTION

| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing Spec Use | | Spec Calc | | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 101 | ONE FAM | RC | | | | 22,123 | SF | 3.71 | 1.0000 | 5 | 1.0000 | 1.00 | MA | 1.00 | | | | TRF2 | .90 | .90 | 3.34 | 73,900 |

Total Card Land Units: 0.51 AC | Parcel Total Land Area: 0.51 AC | Total Land Value: 73,900

**Property Location:** 49 SOMERS RD **MAP ID:** 27/ 126B/ 3/ / **Bldg Name:** **State Use:** 101

**Vision ID:** 1919 **Account #** 1955 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/26/2014 15:43

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 15 | | OLD STYLE |
| Model | 01 | | RESIDENTIAL |
| Grade | C+ | | AVG. (+) |
| Stories | 2.00 | | 2 Story |
| Foundation | 1 | | CONCRETE |
| Exterior Wall 1 | 4 | | VINYL |
| Exterior Wall 2 | | | |
| Roof Structure | 1 | | GABLE |
| Roof Cover | 1 | | ASPHALT SH |
| Interior Wall 1 | 2 | | PLASTER |
| Interior Wall 2 | | | |
| Interior Floor 1 | 3 | | HARDWOOD |
| Interior Floor 2 | | | |
| Heat Fuel | 1 | | OIL |
| Heat Type | 3 | | FORCED H/W |
| AC Type | 01 | | NONE |
| Bedrooms | 4 | | |
| Full Baths | 2 | | |
| Half Baths | 0 | | |
| Extra Fixtures | 0 | | |
| Total Rooms | 7 | | |
| Bath Style | A | | AVERAGE |
| Kitchen Style | G | | GOOD |
| Kitchens | 1 | | |
| Extra Kitchens | 0 | | |
| Frame | 1 | | WOOD |
| Basement Floor | 12 | | |
| Bsmt Garage | | | |
| Units | 1 | | |
| WS Flues | | | |
| FBM Quality | 3 | | |
| Fireplaces | 0 | | |

## CONSTRUCTION DETAIL (CONTINUED)

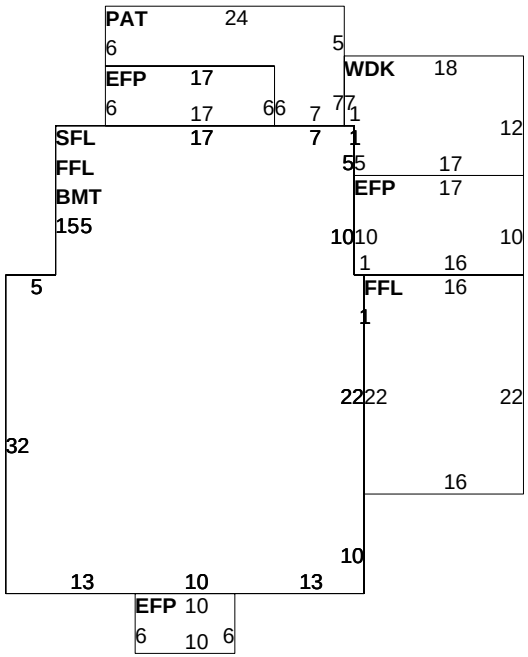
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 1 | | |
| Central Vac | 0 | | NO |
| FBM Sqft | 1121 | | |
| Int vs Ext | S | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 63.08 |
| Replace Cost | 253,280 |
| AYB | 1938 |
| EYB | 1980 |
| Dep Code | AG |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 34 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 66 |
| Apprais Val | 167,200 |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |




## OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 03 | GARAGE | OB | Outbuilding | L | 400 | 28.18 | 1948 | A | | AV | 60 | 6,800 |
| 08 | POOL A-O | | | L | 24 | 69.00 | 1997 | A | | GD | 70 | 1,200 |
| 22 | WOOD DK | | | L | 72 | 9.20 | 1997 | A | | GD | 70 | 500 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 1,602 | | 12.60 | 20,187 |
| EFP | ENCL PORCH | 0 | 332 | | 19.00 | 6,308 |
| FFL | 1ST FLOOR | 1,954 | 1,954 | | 63.08 | 123,265 |
| PAT | PATIO | 0 | 186 | | 3.05 | 568 |
| SFL | 2ND FLOOR | 1,602 | 1,602 | | 63.08 | 101,060 |
| WDK | WOOD DECK | 0 | 211 | | 8.97 | 1,893 |
| | Ttl. Gross Liv/Lease Area: | 3,556 | 5,887 | 4,015 | | 253,280 |