

Property Location: 45 SOMERS RD
Vision ID: 1932

Account #1968

MAP ID:27/ 138/ 2/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/26/2014 15:46

CURRENT OWNER

THOMAS APRYL

45 SOMERS RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

213,500

Appraised Value

142,200

70,900

400

213,500

Assessed Value

142,200

70,900

400

213,500

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

THOMAS APRYL

STROMWALL BRIAN J,

ROUSSEAU JENNIFER D +,

BOUSQUET PAUL A AND

REL ROMAN CATHOLIC BISHOP

BK-VOL/PAGE

19891/ 456

16358/ 586

09554/ 0155

09326/ 0177

09252/ 0065

02501/ 0233

SALE DATE

06/26/2013

11/30/2006

07/12/1996

12/01/1995

09/11/1995

10/08/1956

q/u

Q

U

U

U

U

U

v/i

I

I

I

V

V

I

SALE PRICE

232,000

260,000

138,000

1

65,000

0

V.C.

00

D

F

K

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

140,800

73,200

500

214,500

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

131,100

73,200

500

204,800

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

124,100

78,100

500

202,700

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

SUB DIV #652 FY14 UPDATED PARTIALLY FBM

PER MLS 71510241. SIZE TO BE VERIFIED

AT SALE ISNPECTION.

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

BUILDING PERMIT RECORD

Permit ID

265

Issue Date

10/24/1995

Type

MN

Description

Manual Note

Amount

100,000

Insp. Date

% Comp.

0

Date Comp.

Comments

DWELLING

VISIT/ CHANGE HISTORY

Date

05/21/2004

03/22/2004

10/09/2003

12/19/1996

12/18/1995

Type

IS

ID

319

250

274

200

107

Cd.

14

22

2

15

3

Purpose/Result

INSPECTED

MAILER SENT

MEASURED

PERMIT VISIT

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

12,077

SF

Unit Price

6.52

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

TRF2

190

S Adj Fact

.90

Adj. Unit Price

5.87

Land Value

70,900

Total Card Land Units:

0.28

AC

Parcel Total Land Area:

0.28

AC

Total Land Value:

70,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	375			
Stories	2.00		2 Story	Int vs Ext	S			
Foundation	1		MIXED USE					
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	4		CARPET	Adj. Base Rate:				91.75
Interior Floor 2								
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A					
AC Type	03		Full					
Bedrooms	3				Replace Cost	167,256		
Full Baths	2				AYB	1995		
Half Baths	0				EYB	1999		
Extra Fixtures	0				Dep Code	AV		
Total Rooms	6				Remodel Rating			
Bath Style	A			AVERAGE	Year Remodeled			
Kitchen Style	A			AVERAGE	Dep %	15		
Kitchens	1			WOOD	Functional Obslnc			
Extra Kitchens	0				External Obslnc			
Frame	1				Cost Trend Factor	1		
Basement Floor	12	Condition						
Bsmt Garage		% Complete						
Units	1	Overall % Cond			85			
WS Flues		Apprais Val			142,200			
FBM Quality	3	Dep % Ovr			0			
Fireplaces	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
02	SHED/FR			L	80	7.48	2002	A		GD	70	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	750		18.35	13,762	
FFL	1ST FLOOR	750	750		91.75	68,811	
GAR	GARAGE	0	308		36.64	11,285	
SFL	2ND FLOOR	780	780		91.75	71,563	
WDK	WOOD DECK	0	144		12.74	1,835	
Ttl. Gross Liv/Lease Area:		1,530	2,732	1,823		167,256	

