

Property Location: 189 SOMERS RD

MAP ID:40/ 9/ 0/ /

Bldg Name:

State Use:101

Vision ID: 3526

Account #3582

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 09:59

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
WALTER ERNEST H EFANTIS ALBERT A 189 SOMERS RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	93,600	93,600		
						RES LAND	101	79,800	79,800		
						RESIDENTL.	101	9,300	9,300		
SUPPLEMENTAL DATA						Total				182,700	182,700
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_383829_2847489			Received Prior ID Owner Occ Y Final Area 1996.5 Current Ac. .99827 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
WALTER ERNEST H POHLMAN KAREN M, FEDERAL NATIONAL MORTGAGE BRUNK ALAN W + AVERY		10980/ 599	10/29/1999	U	I	135,900	S L	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
		09978/ 0269	08/28/1997	U	I	58,405		2014	B	81,400	2013	B	95,600	2012	B	90,300		
		09897/ 0005	06/17/1997	U	I	81,250		2014	L	82,300	2013	L	82,300	2012	L	87,800		
		6619/ 400	09/11/1987	U	I	114,900		2014	O	9,800	2013	O	9,800	2012	O	9,900		
		05859/ 0418	07/25/1985	U	I	55,900		Total:									173,500	Total:

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type	Description	Amount	Code	Description	Number	Amount									Comm. Int.
Total:																

ASSESSING NEIGHBORHOOD									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch	
0001/A						101		MA	

NOTES					
SUMP, SEPTIC SYSTEM BMT HAS DIRT FLOOR NEW WINDOWS, SIDING AND ROOF 2000					

Appraised Bldg. Value (Card)						93,600
Appraised XF (B) Value (Bldg)						0
Appraised OB (L) Value (Bldg)						9,300
Appraised Land Value (Bldg)						79,800
Special Land Value						0
Total Appraised Parcel Value						182,700
Valuation Method:						C
Adjustment:						0
Net Total Appraised Parcel Value						182,700

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
201302537	08/12/2013	91	INSULATION	500		100	05/01/2014		05/11/2012			317	15	PERMIT VISIT	
201102662	01/01/2012	32	SUNROOM	29,920		0		16X22	12/20/2010			317	15	PERMIT VISIT	
375	11/16/2010	7	REMODEL	30,000		0		NVC EXISTING BATH	03/28/2008			317	3	MEAS+INSPCTD	
321	10/12/2004	20	WOOD STOVE	2,000		0		OC 10/14/2004	01/05/2005			311	15	PERMIT VISIT	
121	05/30/2001	10	SHED	3,400		0			10/31/2002			274	3	MEAS+INSPCTD	
46	03/17/2000	9	ALTERATION	27,000		0		RPLCE WNDWS,SDNG,							
208	10/01/1997	4	ADDITION	9,600		0		DORMER							

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		S Adj Fact	Adj. Unit Price	Land Value	
																Spec Use	Spec Calc				
1	101	ONE FAM	RA				40,000	2.20	1.0000	5	1.0000	1.00	MA	1.00				.90	1.98	79,200	
1	101	ONE FAM	RA				0.08	7,000.00	1.0000	0	1.0000	1.00	MA	1.00				1.00	7,000.00	600	
Total Card Land Units:							1.00	AC	Parcel Total Land Area:1 AC							Total Land Value:					79,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		BUNGALOW	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	3			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	2		SOFTWOOD	Adj. Base Rate:		72.60	
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	5		STEAM				
AC Type	01		NONE	Replace Cost	161,392		
Bedrooms	3			AYB	1880		
Full Baths	2			EYB	1975		
Half Baths	0			Dep Code	AV		
Extra Fixtures	0			Remodel Rating			
Total Rooms	7			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	39		
Kitchen Style	G		GOOD	Functional Obslnc	3		
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	13			% Complete			
Bsmt Garage				Overall % Cond	58		
Units	1			Apprais Val	93,600		
WS Flues	1			Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	0			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	480	28.18	1940	A		FR	50	6,800
02	SHED/FR			L	144	7.48	1950	A		AV	60	600
02	SHED/FR			L	200	7.48	2001	A		AV	60	900
02	SHED/FR			L	256	7.48	2001	F		AV	60	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	

BMT	BASEMENT	0	1,114		14.53	16,190	
FFL	1ST FLOOR	1,576	1,576		72.60	114,419	
HST	HALF STORY	421	841		36.34	30,565	
OPF	OPEN PORCH	0	28		7.78	218	

Ttl. Gross Liv/Lease Area:		1,997	3,559	2,223		161,392	
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