

Property Location: 105 SOMERSVILLE RD
Vision ID: 4998

Account #5075

MAP ID:69/ 12/ 0/ /

Bldg Name:

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use:083

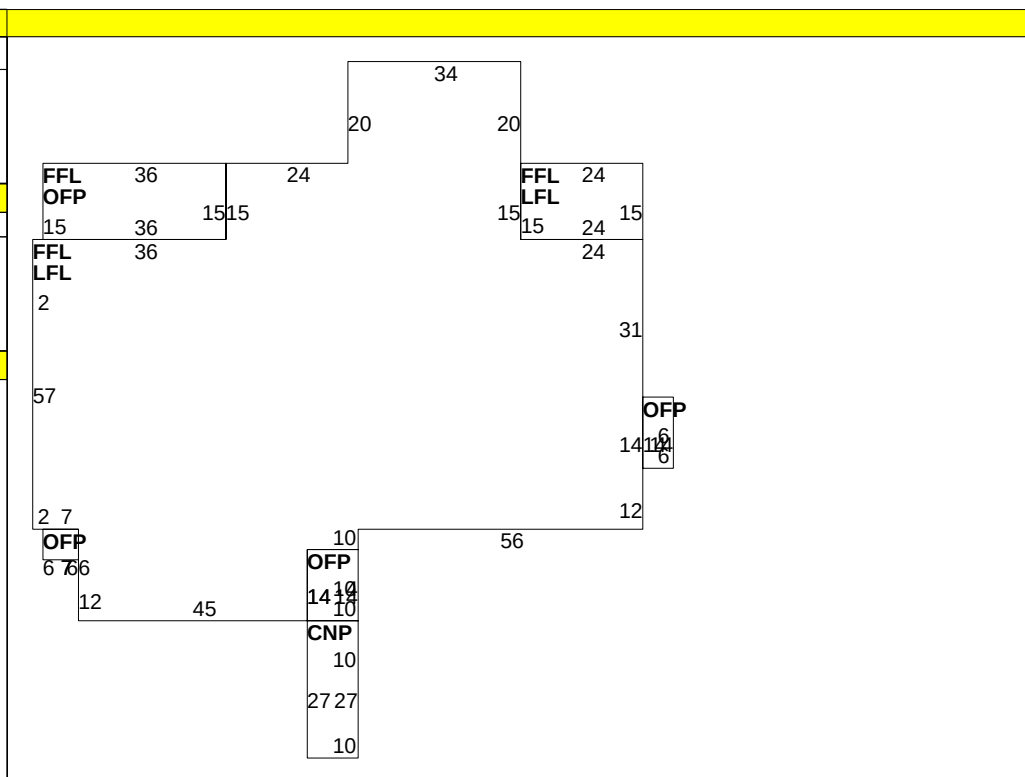
Print Date:12/29/2014 11:40

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION					
ELMCREST COUNTRY CLUB INC 105 SOMERSVILLE ROAD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value							
											COMMERC.		380		837,700		837,700							
											COMM LAND		380		217,300		217,300							
											COMMERC.		380		415,900		415,900							
											COMM LAND		805		4,197,200		1,049,300							
SUPPLEMENTAL DATA																								
Other ID: SP Permit Chapter Land 61B OC Dates In+Ex FY Mailed GIS ID: F_391305_2839833										Received Prior ID Owner Occ Final Area 12929 Current Ac. 109.65 ASSOC PID#														
										Total										5,668,100		2,520,200		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
ELMCREST COUNTRY CLUB INC				03068/ 0229		10/20/1964		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2014	B	627,600		2013	B	627,600		2012	B	626,500	
													2014	L	1,433,294		2013	L	1,433,294		2012	L	1,435,726	
													2014	O	400,100		2013	O	401,500		2012	O	402,700	
													Total:		2,460,994		Total:		2,462,394		Total:		2,464,926	
EXEMPTIONS					OTHER ASSESSMENTS																			
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor										
Total:																								
ASSESSING NEIGHBORHOOD																								
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch													
0001/A								038			CA													
NOTES																								
ELMCREST COUNTRY CLUB ADDED DINING IN 85 UPSTAIRSRENOV IN 89 SUB DIV #814 , NOT A WORKING SAUNA-USED FOR STG, 1 FPL IS DECORATIVE ONLY												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										707,700 3,200 266,600 217,300 4,197,200 5,668,100 C 0 5,668,100		
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			
4		01/01/1989		MN	Manual Note		80,000			0			RENOV		06/02/2004				303	3	MEAS+INSPCTD			
298		01/01/1985		MN	Manual Note		0			0			ADDITION		06/02/2004				303	2	MEASURED			
															07/06/1992				107	3	MEAS+INSPCTD			
															06/06/1990				107	15	PERMIT VISIT			
															05/08/1981				500	3	MEAS+INSPCTD			
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			
1	380	GOLF		GOLF				87,120 SF	2.48	1.0000	C	1.0000	1.00	CA	1.00				1.00	2.48	216,100			
1	380	GOLF		GOLF				0.03 AC	39,000.00	1.0000	0	1.0000	1.00	CA	1.00				1.00	39,000.00	1,200			
1	805	61BGOLF		GOLF				107.62 AC	39,000.00	1.0000	0	1.0000	1.00	CA	1.00		61B		1.00	39,000.00	4,197,200			
Total Card Land Units:									109.65	AC	Parcel Total Land Area:				109.65 AC				Total Land Value:					4,414,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	69		LODGE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2	16		STONE VENR	380	GOLF		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	4		SOLID WOOD	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:		52.70	
Interior Floor 1	4		CARPET	Replace Cost		969,394	
Interior Floor 2	3		HARDWOOD	AYB		1965	
Heating Fuel	2		GAS	EYB		1987	
Heating Type	1		FORCED H/A	Dep Code		GD	
AC Percent	100			Remodel Rating			
FBM Sqft	9600			Year Remodeled			
Bldg Use	380		GOLF	Dep %		27	
Total Rooms	0			Functional ObsInc			
Bedrooms	0			External ObsInc			
Full Baths	0			Cost Trend Factor		1	
Half Baths	6			Condition			
Extra Fixtures	40			% Complete			
#Heat Sys	1			Overall % Cond		73	
Frame	1		WOOD	Apprais Val		707,700	
Bath Style	A		AVERAGE	Dep % Ovr		0	
Foundation	1		CONCRETE	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr		0	
Wall Height	12			Misc Imp Ovr Comment			
FBM Quality	3			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
85	PAVING			L	96,604	1.61	1975	A		FR	40	62,200
83	SIGN		L	24	28.75	1975	A		AV	55	400	
02	SHED/FR		L	200	7.48	1960	A		AV	55	800	
14	SCRN HSE		L	78	14.95	1995	A		GD	70	800	
88	FENCE-6		L	112	9.78	1980	A		AV	55	600	
SPR	SPRINKLER		L	1	1.00	Null	A		AV	55	0	
92	GRN IMPV		L	18	74,750.00	1965	A		AV	55	201,800	
82	FREEZER		B	32	69.00	1987	A	1	AV	73	1,600	
81	COOLER		EX	Extra Feature	B	48	46.00	1987	A	1	AV	73

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	270		2.73	736
FFL	1ST FLOOR	10,140	10,140		52.70	534,360
LFL	LOWER FLR	9,600	9,600		44.79	430,020
OPF	OPEN PORCH	0	806		5.30	4,269

[illegible]

Property Location: 105 SOMERSVILLE RD
Vision ID: 4998

Account #5075

MAP ID:69/ 12/ 0/ /

Bldg #: 2 of 2

Bldg Name:

Sec #: 1 of 1

Card 2 of 2

State Use:083

Print Date:12/29/2014 11:40

CURRENT OWNER

ELMCREST COUNTRY CLUB INC

105 SOMERSVILLE ROAD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land 61B
OC Dates
In+Ex FY
Mailed
GIS ID: F_391305_2839833

Received
Prior ID
Owner Occ
Final Area 12929
Current Ac. 109.65
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

COMMERC.

380

837,700

837,700

COMM LAND

380

217,300

217,300

COMMERC.

380

415,900

415,900

COMM LAND

805

4,197,200

1,049,300

Total

5,668,100

2,520,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

ELMCREST COUNTRY CLUB INC

BK-VOL/PAGE

03068/ 0229

SALE DATE

10/20/1964

q/u

U

v/i

I

SALE PRICE

0

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

627,600

2013

B

627,600

2012

B

626,500

2014

L

1,433,294

2013

L

1,433,294

2012

L

1,435,726

2014

O

400,100

2013

O

401,500

2012

O

402,700

Total:

2,460,994

Total:

2,462,394

Total:

2,464,926

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

126,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

149,300

Appraised Land Value (Bldg)

0

Special Land Value

0

Total Appraised Parcel Value

5,668,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

5,668,100

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

038

CA

NOTES

ELMCREST COUNTRY CLUB ADDED DINING IN

85 UPSTAIRSRENOV IN 89 SUB DIV #814,

CELL TOWER- APPROX HEIGHT IS 120`

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

06/02/2004

06/02/2004

07/06/1992

06/06/1990

05/08/1981

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

303

3

MEAS+INSPCTD

303

2

MEASURED

107

3

MEAS+INSPCTD

107

15

PERMIT VISIT

500

3

MEAS+INSPCTD

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

2

380

GOLF

GOLF

0 SF

0.00

1.0000

C

1.0000

1.00

CA

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

109.65 AC

Total Land Value:

0

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description				
Style	69		LODGE									
Model	94		COMMERCIAL									
Grade	C-		AVG. (-)									
Stories	1.50		1 1/2 Stories									
Occupancy	1				MIXED USE							
Exterior Wall 1	25		CONC.PANEL		Code	Description		Percentage				
Exterior Wall 2	1		WOOD SHING		380	GOLF		100				
Roof Structure	1		GABLE									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	5		MINIMUM		COST/MARKET VALUATION							
Interior Wall 2	8		PLYWD PANL		Adj. Base Rate:					45.58		
Interior Floor 1	12		CONCRETE		Replace Cost					195,139		
Interior Floor 2	5		LINO/VINYL		AYB					1965		
Heating Fuel	5		NONE		EYB					1979		
Heating Type	8		NONE		Dep Code					AV		
AC Percent	0				Remodel Rating							
FBM Sqft					Year Remodeled							
Bldg Use	380		GOLF		Dep %					35		
Total Rooms	0				Functional Obslnc							
Bedrooms	0				External Obslnc							
Full Baths	0				Cost Trend Factor							
Half Baths	1				Condition							
Extra Fixtures	1				% Complete							
#Heat Sys	0				Overall % Cond					65		
Frame	1		WOOD		Apprais Val					126,800		
Bath Style	A		AVERAGE		Dep % Ovr					0		
Foundation	1		CONCRETE		Dep Ovr Comment							
Partitions	T		TYPICAL		Misc Imp Ovr					0		
Wall Height	12				Misc Imp Ovr Comment							
FBM Quality					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
86	CONC PAV			L	4,865	2.30	1965	A		AV	55	6,200
10	POOL I-C			L	2,524	29.90	1965	A		AV	55	41,500
41	IMP SHD			L	576	6.90	1980	A		AV	55	2,200
71	TANK-IG			L	500	1.55	1965	A		AV	55	400
69	PUMP-SIN			L	1	2,645.00	1965	A		AV	55	1,500
89	FENCE-8			L	72	12.65	1995	A		GD	70	600
88	FENCE-6			L	372	9.78	1990	G		GD	70	3,200
88	FENCE-6			L	352	9.78	1970	A		AV	55	1,900
66	CANOPY			L	5,704	40.25	1970	A		FR	40	91,800
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value		
CNP	CANOPY	0		192				2.37		456		
FFL	1ST FLOOR	2,464		2,464				45.58		112,316		
HST	HALF STORY	308		616				22.79		14,039		
UFL	UNFIN UPPR FLOOR	0		2,498				27.35		68,328		
Ttl. Gross Liv/Lease Area:		2,772		5,770		4,281				195,139		

FFL 66

28

66

HST 14

2828

16

14

UFL 34

5

50% OF FFL IS UNF.

4444

49

6

2

CNP 6

32

323232

26

6

No Photo On Record