

Property Location: 788 SOMERS RD

Account #6187

MAP ID:94/ 49/ 0/ /

Bldg Name:

State Use:101

Vision ID: 6104

Account #6187

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/29/2014 08:15

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																					
COOMBS DONALD G COOMBS JOAN E 788 SOMERS RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value															
											RESIDENTL.		101						97,900		97,900															
													RES LAND						101		88,300		88,300													
											RESIDENTL.		101		1,200		1,200																			
SUPPLEMENTAL DATA																																				
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_393905_2841209						Received Prior ID Owner Occ Final Area 1326 Current Ac. .53926																														
						ASSOC PID#					Total							187,400		187,400																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																							
COOMBS DONALD G				05125/ 0085		06/19/1981		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value													
													2014	B	91,900		2013	B	97,800		2012	B	102,400													
													2014	L	91,200		2013	L	92,900		2012	L	89,800													
													2014	O	1,100		2013	O	1,100		2012	O	1,100													
													Total:		184,200		Total:		191,800		Total:		193,300													
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																					
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.																						
								SEWER BETTERMEN																												
					Total:												APPRAISED VALUE SUMMARY																			
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch			Appraised Bldg. Value (Card)										97,900												
0001/A								101			MG			Appraised XF (B) Value (Bldg)										0												
NOTES															Appraised OB (L) Value (Bldg)										1,200											
															Appraised Land Value (Bldg)										88,300											
															Special Land Value										0											
															Total Appraised Parcel Value										187,400											
															Valuation Method:										C											
															Adjustment:										0											
															Net Total Appraised Parcel Value										187,400											
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													
																	06/16/2005				274	2	MEASURED													
																	02/07/2000				247	14	INSPECTED													
																	11/23/1999				247	2	MEASURED													
																	05/19/1992				170	3	MEAS+INSPCTD													
																	11/03/1980				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											
																				Spec Use	Spec Calc															
1	101	ONE FAM			RA				23,490 SF		3.51	1.1900	7	1.0000	1.00	MG	1.00					TRF2	.90	.90	3.76	88,300										
Total Card Land Units:										0.54		AC	Parcel Total Land Area:										0.54 AC		Total Land Value:										88,300	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft	815			
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	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				Adj. Base Rate:				102.93
Interior Floor 1	3		HARDWOOD	Replace Cost				160,474
Interior Floor 2	4		CARPET	AYB				1953
Heat Fuel	2		GAS	EYB				1975
Heat Type	3		FORCED H/W	Dep Code				AV
AC Type	03		FULL	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	1			Dep %				39
Half Baths	1			Functional Obslnc				
Extra Fixtures	1			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				61
Extra Kitchens	0			Apprais Val				97,900
Frame	1		WOOD	Dep % Ovr				0
Basement Floor				Dep Ovr Comment				
Bsmt Garage	1			Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	1			Cost to Cure Ovr Comment				
Fireplaces	1							

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	200	7.48	1967	A		FR	50	700
02	SHED/FR			L	96	7.48	1999	A		GD	70	500
SHW	Solar Hot Water			B	1	1.00	1975	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,086		20.57	22,337	
FFL	1ST FLOOR	1,326	1,326		102.93	136,490	
PAT	PATIO	0	320		5.15	1,647	
Ttl. Gross Liv/Lease Area:		1,326	2,732	1,559		160,474	

