Property Location: 840 SOMERS RD | **MAP ID: 94/ 56/ B/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 6110 | **Account #6193** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/29/2014 08:16**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FONTE JOHN D FONTE DAWN M 840 SOMERS RD EAST LONGMEADOW, MA 01028 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ Y
OC Dates	Final Area 2465.5
In+Ex FY	Current Ac. 7.89827
Mailed	
GIS ID: F_394568_2840698	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	201,400	201,400
RES LAND	101	105,100	105,100
RESIDNTL.	101	1,400	1,400
	Total	307,900	307,900

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FONTE JOHN D	11927/ 437	10/22/2001	U	I	260,000	
MOSES EDWARD A +,	07557/ 0481	09/28/1990	U	I	50,000	A
RE LAPLANTE	07200/ 0069	06/22/1989	U	I	25,000	D
VADNAIS GEORGE	03268/ 0548	07/03/1967	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	205,500	2013	B	196,700	2012	B	196,400
2014	L	108,200	2013	L	110,000	2012	L	106,700
2014	O	1,500	2013	O	1,500	2012	O	1,600
	Total:	315,200		Total:	308,200		Total:	304,700

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	201,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	105,100
Special Land Value	0
Total Appraised Parcel Value	307,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**307,900**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MG

NOTES

89 SALE INCLS OTHER LOTS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201301743	05/03/2013	9	ALTERATION	1,420		100	05/15/2014	NVC ENTRY DOOR
201202265	05/17/2012	GEN	GENERATOR	4,500		0		
272	08/27/2007	37	3 SEASON RM	17,800		0		13` X 16`
94	05/09/1996	MN	Manual Note	16,000		0		ADDITION
304	10/01/1993	MN	Manual Note	5,000		0		ADDITION

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/20/2012			317	15	PERMIT VISIT
04/04/2008			317	15	PERMIT VISIT
06/29/2005			250	22	MAILER SENT
06/28/2005			274	2	MEASURED
01/12/2000			247	14	INSPECTED

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	RA				40,000	SF	2.20	1.1900	7	1.0000	1.00	MG	1.00				TRF2	.90	.90	2.36	94,400
1	101	ONE FAM	RA				6.98	AC	7,000.00	1.0000	0	1.0000	0.22	MG	1.00	CNRS/WET3					1.00	1,540.00	10,700

Total Card Land Units: 7.90 AC | **Parcel Total Land Area:** 7.9 AC | **Total Land Value:** 105,100

Property Location: 840 SOMERS RD **MAP ID:** 94/ 56/ B/ / **Bldg Name:** **State Use:** 101

Vision ID: 6110 **Account #** 6193 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/29/2014 08:16

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.75		1 3/4 Stories
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	4		
Full Baths	3		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	8		
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			
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

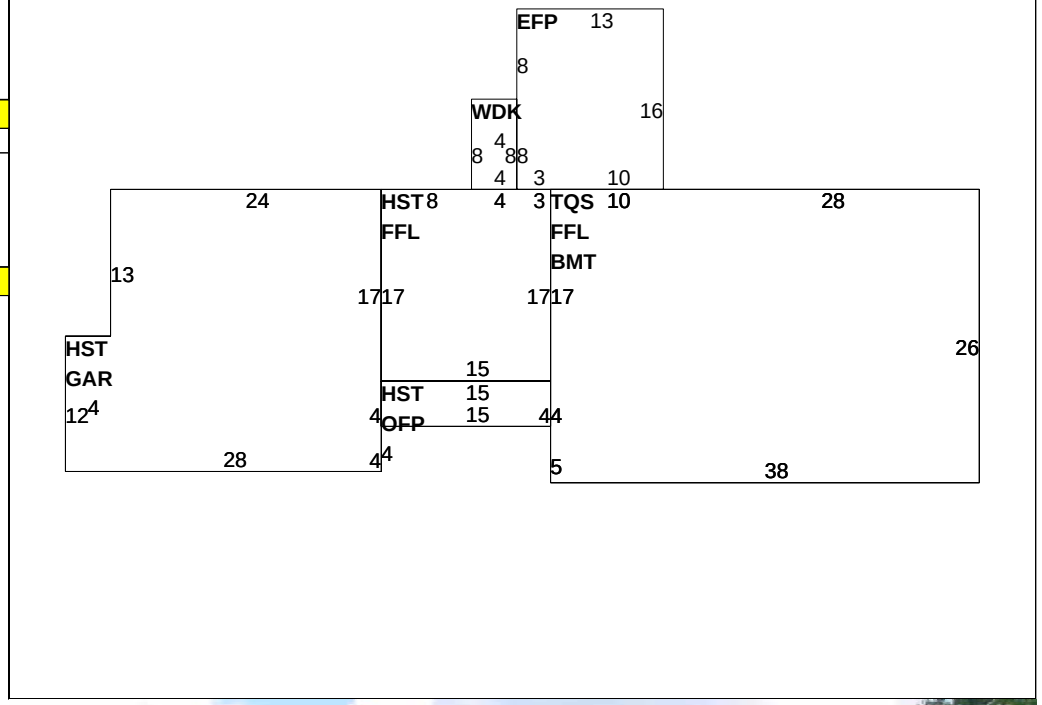
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	77.30
Replace Cost	231,515
AYB	1990
EYB	2001
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	13
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	87
Apprais Val	201,400
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
02	SHED/FR			L	216	7.48	2005	G		GD	70	1,400
GEN	GENERATOR			B	1	0.00	2001	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	988		15.49	15,305
EFP	ENCL PORCH	0	208		23.04	4,793
FFL	1ST FLOOR	1,243	1,243		77.30	96,085
GAR	GARAGE	0	648		30.90	20,021
HST	HALF STORY	482	963		38.69	37,259
OFP	OPEN PORCH	0	60		7.73	464
TQS	3/4 STORY	741	988		57.98	57,280
WDK	WOOD DECK	0	32		9.66	309
	Ttl. Gross Liv/Lease Area:	2,466	5,130	2,995		231,515