Property Location: 25 SOMERSET ST | **MAP ID:** 23/ 59/ 73/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 1285 | **Account #** 1320 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/25/2015 08:38

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
NASMAN ERNEST O HEIRS + DEV OF		1 TYPCL		
25 SOMERSET ST				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_380228_2856196	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	114,200	114,200
RES LAND	101	80,100	80,100
		Total	194,300	194,300

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
NASMAN ERNEST O HEIRS + DEV OF	12441/ 226	07/12/2002	U	I	156,000	
MORROW WILLIAM M + DIANA L,	08095/ 0182	06/29/1992	U	I	119,000	
RAHNAMAI KOUROSH + CHRIST	06593/ 565	08/17/1987	U	I	114,000	
REISER	6167/ 179	07/25/1986	U	I	94,500	
CAREY JOY V	05576/ 0277	03/05/1984	U	I	0	A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	114,200	2014	B	107,700	2013	B	107,800
2015	101	80,100	2014	L	82,700	2013	L	82,700
	Total:	194,300		*Total:*	190,400		*Total:*	190,500

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)	114,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	80,100
Special Land Value	0
Total Appraised Parcel Value	194,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	194,300

ASSESSING NEIGHBORHOOD

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

NOTES

NO ROOF AS OF 12/2010

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
139	05/24/2010	12	REROOF	5,600		0		NVC (NO ROOF AS OF
279	10/20/2003	17	DECK	1,068		0		OC 11/5/2003
283	10/04/2002	4	ADDITION	30,915		0		1ST FL BTHRM, ADD O
62	04/01/1993	MN	Manual Note	2,000		0		POOL A
196	01/01/1986	MN	Manual Note	0		0		WD STOVE

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/07/2010			317	15	PERMIT VISIT
01/29/2004			311	15	PERMIT VISIT
12/04/2003			274	3	MEAS+INSPCTD
01/16/2003			274	15	PERMIT VISIT
01/27/1994			105	15	PERMIT VISIT

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	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RB				16,350	SF	4.90	1.0000	5	1.0000	1.00	MA	1.00				1.00	4.90	80,100

Total Card Land Units: 0.38 AC | **Parcel Total Land Area:** 0.38 AC | **Total Land Value:** 80,100

Property Location: 25 SOMERSET ST **MAP ID:** 23/ 59/ 73/ / **Bldg Name:** **State Use:** 101

Vision ID: 1285 **Account #** 1320 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/25/2015 08:38

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	1		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	6		
Bath Style	G		GOOD
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	4		CARPET
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

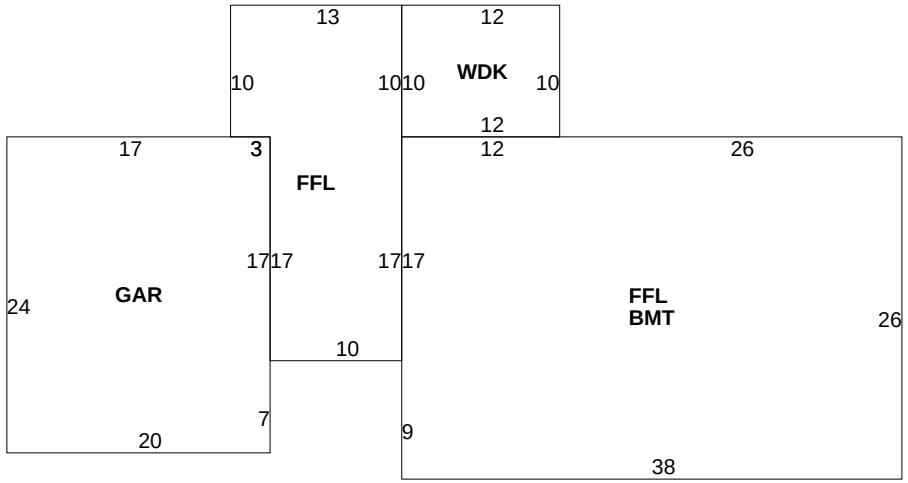
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	494		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	92.30
Replace Cost	156,444
AYB	1960
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	114,200
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
SHW	Solar Hot Water			B	1	1.00	1987	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		18.50	18,275
FFL	1ST FLOOR	1,288	1,288		92.30	118,879
GAR	GARAGE	0	480		36.92	17,721
WDK	WOOD DECK	0	120		13.08	1,569
	Ttl. Gross Liv/Lease Area:	1,288	2,876	1,695		156,444