

Property Location: 91 SOMERS RD

Vision ID: 2098

Account #2135

MAP ID:28/ 26/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:11/25/2015 13:26

CURRENT OWNER

FLORENCE DAVID E
FLORENCE CATHERINE
91 SOMERS RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_382482_2848861

Received
Prior ID
Owner Occ
Final Area
Current Ac.

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

123,000
73,800
13,500

Assessed Value

123,000
73,800
13,500

1006

AST LONGMEADOW, M

VISION

Total

210,300

210,300

RECORD OF OWNERSHIP

FLORENCE DAVID E
FLORENCE DAVID E +
DELANO

BK-VOL/PAGE

08286/ 0166
06227/ 0527
05761/ 0505

SALE DATE

12/22/1992
09/17/1986
02/15/1985

q/u

U
U
U

v/i

I
I
I

SALE PRICE

1
1
51,000

V.C.

A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

123,000

2014

B

119,600

2013

B

117,900

2015

101

73,800

2014

L

76,100

2013

L

76,100

2015

101

13,500

2014

O

15,600

2013

O

15,700

Total:

210,300

Total:

211,300

Total:

209,700

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

NOTES

APPROAISED VALUE SUMMARY

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

123,000

0

13,500

73,800

0

210,300

C

0

210,300

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201500754

04/09/2015

62

SOLAR

12,240

0

5

01/01/1993

MN

Manual Note

16,000

0

ADDITION

206

06/01/1988

MN

Manual Note

8,000

0

STORAGE

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

10/16/2015

317

2

MEASURED

09/26/2003

274

3

MEAS+INSPCTD

02/03/1994

105

15

PERMIT VISIT

02/13/1992

105

3

MEAS+INSPCTD

01/14/1991

107

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

21,780

SF

3.77

1.0000

5

1.0000

1.00

MA

1.00

TRF2

190

.90

3.39

73,800

Total Card Land Units:

0.50

AC

Parcel Total Land Area:

0.5 AC

Total Land Value:

73,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft				
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME	
Foundation	2		CONC BLOCK	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	3		HARDWOOD	Adj. Base Rate:			90.05	
Interior Floor 2	4		CARPET	Replace Cost168,488 AYB1949 EYB1987 Dep CodeGD Remodel Rating Year Remodeled Dep %27 Functional Obslnc External Obslnc Cost Trend Factor1 Condition % Complete Overall % Cond73 Apprais Val123,000 Dep % Ovr0 Dep Ovr Comment Misc Imp Ovr0 Misc Imp Ovr Comment Cost to Cure Ovr0 Cost to Cure Ovr Comment				
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A					
AC Type	01		NONE					
Bedrooms	3							
Full Baths	2							
Half Baths	0							
Extra Fixtures	1							
Total Rooms	7							
Bath Style	G		GOOD					
Kitchen Style	A		AVERAGE					
Kitchens	1							
Extra Kitchens	0							
Frame	1		WOOD					
Basement Floor	12	CONCRETE						
Bsmt Garage								
Units	1							
WS Flues								
FBM Quality								
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
03	GARAGE	OB	Outbuilding	L	624	28.18	1993	A		GD	70	12,300
07	POOL A-C	OB	Outbuilding	L	24	69.00	2002	A		GD	70	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		17.97	16,390
EFP	ENCL PORCH	0	104		26.84	2,792
FFL	1ST FLOOR	912	912		90.05	82,128
PAT	PATIO	0	380		4.50	1,711
TQS	3/4 STORY	684	912		67.54	61,596
WDK	WOOD DECK	0	308		12.57	3,872
Ttl. Gross Liv/Lease Area:		1,596	3,528	1,871		168,488

