

Property Location: 25 SOMERSET ST
Vision ID: 1285

Account #1320

MAP ID:23/ 59/ 73/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2016 11:16

CURRENT OWNER

NASMAN ERNEST O HEIRS + DEV OF

25 SOMERSET ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

1

TYPCL

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

115,400

115,400

RES LAND

101

82,600

82,600

Total

198,000

198,000

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

NASMAN ERNEST O HEIRS + DEV OF

MORROW WILLIAM M + DIANA L,

RAHNAMAI KOUROSH + CHRIST

REISER

CAREY JOY V

BK-VOL/PAGE

12441/ 226

08095/ 0182

06593/ 565

6167/ 179

05576/ 0277

SALE DATE

07/12/2002

06/29/1992

08/17/1987

07/25/1986

03/05/1984

q/u

U

U

U

U

U

v/i

I

I

I

I

I

SALE PRICE

156,000

119,000

114,000

94,500

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

114,200

2015

101

114,200

2014

B

107,700

2016

101

80,100

2015

101

80,100

2014

L

82,700

Total:

194,300

Total:

194,300

Total:

190,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

NO ROOF AS OF 12/2010

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

115,400

0

0

82,600

0

198,000

C

0

198,000

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

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RB

16,350

SF

4.90

1.0300

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

5.05

82,600

Total Card Land Units:

0.38

AC

Parcel Total Land Area:

0.38

AC

Total Land Value:

82,600

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	494		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
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	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		93.28	
Heat Fuel	2		GAS	Replace Cost		158,105	
Heat Type	1		FORCED H/A	AYB		1960	
AC Type	03		FULL	EYB		1987	
Bedrooms	1			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		27	
Total Rooms	6			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		73	
Basement Floor	4		CARPET	Apprais Val		115,400	
Bsmt Garage				Dep % Ovr		0	
Bsmt Garage				Dep Ovr Comment			
Units	1			Misc Imp Ovr		0	
WS Flues				Misc Imp Ovr Comment			
FBM Quality	1			Cost to Cure Ovr		0	
Fireplaces	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		18.69	18,469	
FFL	1ST FLOOR	1,288	1,288		93.28	120,141	
GAR	GARAGE	0	480		37.31	17,909	
WDK	WOOD DECK	0	120		13.21	1,586	
Ttl. Gross Liv/Lease Area:		1,288	2,876	1,695		158,105	

