

Property Location: 105 SOMERSVILLE RD
Vision ID: 4998

Account #5075

MAP ID:69/ 12/ 0/ /

Bldg #: 1 of 2

Bldg Name:

Sec #: 1 of 1

Card 1 of 2

State Use:083

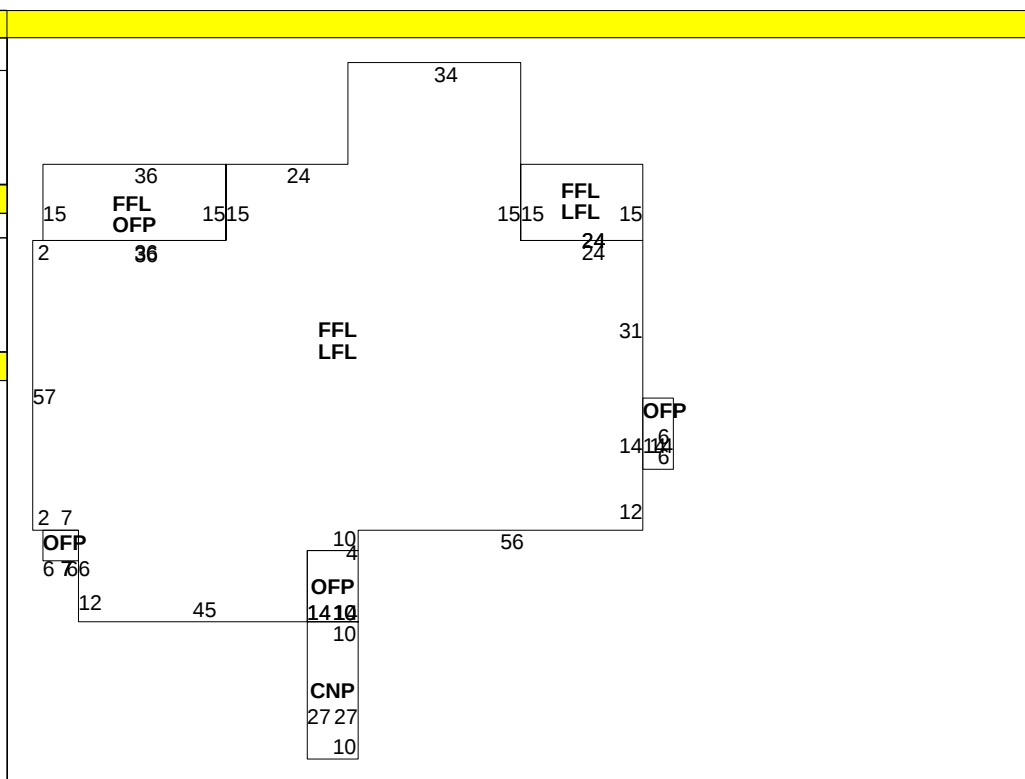
Print Date:12/06/2016 10:05

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
ELMCREST COUNTRY CLUB INC			1 TYPCL			Description	Code	Appraised Value	Assessed Value										
105 SOMERSVILLE ROAD						COMMERC.	038	772,400	772,400										
EAST LONGMEADOW, MA 01028						COMM LAND	038	257,000	257,000										
Additional Owners:		SUPPLEMENTAL DATA				COMMERC.	038	346,100	346,100										
		Other ID: SP Permit Chapter Land 61B OC Dates In+Ex FY Mailed GIS ID: F_391305_2839833				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#		COMM LAND	805	565,200	141,300								
						Total		1,940,700	1,516,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
MEADOW HOLDINGS LLC		21104/ 523	03/21/2016	U	I	1,000,000	1L	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
ELMCREST COUNTRY CLUB INC		03068/ 0229	10/20/1964	U	I	0		2016	038	837,700	2015	380	837,700	2014	B	627,600			
								2016	038	217,300	2015	380	217,300	2014	L	1,433,294			
								2016	038	415,900	2015	380	415,900	2014	O	400,100			
								2016	805	1,049,300	2015	805	1,049,300						
								Total:		2,520,200	Total:		2,520,200	Total:		2,460,994			
EXEMPTIONS			OTHER ASSESSMENTS																
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor										
Total:																			
ASSESSING NEIGHBORHOOD																			
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						038		MG											
NOTES																			
ELMCREST COUNTRY CLUB ADDED DINING IN																			
85 UPSTAIRSRENOV IN 89 SUB DIV #814 ,																			
NOT A WORKING SAUNA-USED FOR STG, 1 FPL																			
IS DECORATIVE ONLY																			
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					
201502306	07/30/2015	42	REPAIRS	500	05/27/2016	100	05/27/2016	ROOF & CEILING, NEW	05/27/2016			317	15	PERMIT VISIT					
4	01/01/1989	MN	Manual Note	80,000		0		RENOV	06/02/2004			303	3	MEAS+INSPCTD					
298	01/01/1985	MN	Manual Note	0		0		ADDITION	06/02/2004			303	2	MEASURED					
									07/06/1992			107	3	MEAS+INSPCTD					
									06/06/1990			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	S Adj Fact	Adj. Unit Price	Land Value
1	038	MixCom61B	GOLF				87,120	2.48	1.1900	7	1.0000	1.00	MG	1.00			1.00	2.95	257,000
1	805	61BGOLF	GOLF				107.65	7,000.00	1.0000	0	1.0000	0.75	MG	1.00	WET2	61B	1.00	5,250.00	565,200
Total Card Land Units:			109.65		AC	Parcel Total Land Area:			109.65 AC			Total Land Value:			822,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	69		LODGE				
Model	94		COMMERCIAL				
Grade	C		AVERAGE				
Stories	1.00		1 STORY				
Occupancy	1			MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2	16		STONE VENR	038	MixCom61B		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	4		SOLID WOOD				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		53.55	
Interior Floor 2	3		HARDWOOD				
Heating Fuel	2		GAS	Replace Cost		985,030	
Heating Type	1		FORCED H/A	AYB		1965	
AC Percent	100			EYB		1979	
FBM Sqft	9600			Dep Code		AV	
Bldg Use	380		GOLF	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		35	
Full Baths	0			Functional ObsInc			
Half Baths	6			External ObsInc			
Extra Fixtures	40			Cost Trend Factor		1	
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		65	
Foundation	1		CONCRETE	Apprais Val		640,300	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	12			Dep Ovr Comment			
FBM Quality	3			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
85	PAVING			L	96,604	1.61	1975	F		FR	40	56,000
83	SIGN			L	24	28.75	1975	A		AV	55	400
02	SHED/FR			L	200	7.48	1960	A		AV	55	800
14	SCRN HSE			L	78	14.95	1995	A		AV	55	600
88	FENCE-6			L	112	9.78	1980	A		AV	55	600
92	GRN IMPV			L	18	74,750.00	1965	A		AV	55	185,000
82	FREEZER			B	32	69.00	1979	A	1	AV	65	1,400
81	COOLER	EX	Extra Feature	B	48	46.00	1979	A	1	AV	65	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	270		2.78	750
FFL	1ST FLOOR	10,140	10,140		53.55	542,985
LFL	LOWER FLR	9,600	9,600		45.52	436,956
OPF	OPEN PORCH	0	806		5.38	4,337

[illegible]

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION						
ELMCREST COUNTRY CLUB INC 105 SOMERSVILLE ROAD EAST LONGMEADOW, MA 01028 Additional Owners:				1		TYPCL						Description		Code	Appraised Value		Assessed Value									
												COMMERC.		038	772,400		772,400									
												COMM LAND		038	257,000		257,000									
COMMERC.		038	346,100		346,100		COMM LAND		805	565,200		141,300														
SUPPLEMENTAL DATA										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#		Total		1,940,700		1,516,800										
Other ID: SP Permit Chapter Land 61B OC Dates In+Ex FY Mailed GIS ID: F_391305_2839833																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
MEADOW HOLDINGS LLC ELMCREST COUNTRY CLUB INC				21104/ 523 03068/ 0229		03/21/2016 10/20/1964		U	I	1,000,000 0		1L	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
													2016	038	837,700		2015	380	837,700		2014	B	627,600			
													2016	038	217,300		2015	380	217,300		2014	L	1,433,294			
													2016	038	415,900		2015	380	415,900		2014	O	400,100			
													2016	805	1,049,300		2015	805	1,049,300							
Total:												2,520,200		Total:		2,520,200		Total:		2,460,994						
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description		Amount		Code	Description		Number		Amount											Comm. Int.				
Total:																										
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY														
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																		
0001/A						038		MG																		
NOTES												APPRAISED VALUE SUMMARY														
ELMCREST COUNTRY CLUB ADDED DINING IN																										
85 UPSTAIRSRENOV IN 89 SUB DIV #814,																										
												Appraised Bldg. Value (Card)				129,300										
												Appraised XF (B) Value (Bldg)				0										
												Appraised OB (L) Value (Bldg)				102,700										
												Appraised Land Value (Bldg)				0										
												Special Land Value				0										
												Total Appraised Parcel Value				1,940,700										
												Valuation Method:				C										
												Adjustment:				0										
												Net Total Appraised Parcel Value				1,940,700										
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						
															05/27/2016			317	15	PERMIT VISIT						
															06/02/2004			303	3	MEAS+INSPCTD						
															06/02/2004			303	2	MEASURED						
															07/06/1992			107	3	MEAS+INSPCTD						
															06/06/1990			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		S Adj Fact	Adj. Unit Price	Land Value				
2	038	MixCom61B		GOLF				0 SF	0.00	1.1000	C	1.0000	1.00	CA	1.00					.00	0.00	0				
Total Card Land Units:										0.00	AC	Parcel Total Land Area:					109.65	AC					Total Land Value:			
0																										

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)																				
Element	Cd.	Ch.	Description		Element	Cd.	Ch.	Description																	
Style	69		LODGE																						
Model	94		COMMERCIAL																						
Grade	C-		AVG. (-)																						
Stories	1.50		1 1/2 STORIES																						
Occupancy	1				MIXED USE																				
Exterior Wall 1	25		CONC.PANEL		Code	Description			Percentage																
Exterior Wall 2	1		WOOD SHING		038	MixCom61B			100																
Roof Structure	1		GABLE																						
Roof Cover	1		ASPHALT SH																						
Interior Wall 1	5		MINIMUM																						
Interior Wall 2	8		PLYWD PANL		COST/MARKET VALUATION																				
Interior Floor 1	12		CONCRETE		Adj. Base Rate:			46.48																	
Interior Floor 2	5		LINO/VINYL																						
Heating Fuel	5		NONE																						
Heating Type	8		NONE		Replace Cost			198,996																	
AC Percent	0				AYB			1965																	
FBM Sqft					EYB			1979																	
Bldg Use	380		GOLF		Dep Code			AV																	
Total Rooms	0				Remodel Rating																				
Bedrooms	0				Year Remodeled																				
Full Baths	0				Dep %			35																	
Half Baths	1				Functional Obslnc																				
Extra Fixtures	1				External Obslnc																				
#Heat Sys	0				Cost Trend Factor																				
Frame	1		WOOD		Condition																				
Bath Style	A		AVERAGE		% Complete																				
Foundation	1		CONCRETE		Overall % Cond			65																	
Partitions	T		TYPICAL		Apprais Val			129,300																	
Wall Height	12				Dep % Ovr			0																	
FBM Quality					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													
86	CONC PAV			L	4,865	2.30	1965	A		AV	55	6,200													
10	POOL I-C			L	2,524	29.90	1965	A		AV	55	41,500													
41	IMP SHD			L	576	6.90	1980	A		AV	55	2,200													
71	TANK-IG			L	500	1.55	1965	A		AV	55	400													
69	PUMP-SIN			L	1	2,645.00	1965	A		AV	55	1,500													
89	FENCE-8			L	72	12.65	1995	A		AV	55	500													
88	FENCE-6			L	372	9.78	1990	G		AV	55	2,500													
88	FENCE-6			L	352	9.78	1970	A		AV	55	1,900													
66	CANOPY			L	5,704	40.25	1970	F		FR	40	46,000													
BUILDING SUB-AREA SUMMARY SECTION																									
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value															
CNP	CANOPY	0		192				2.42		465															
FFL	1ST FLOOR	2,464		2,464				46.48		114,535															
HST	HALF STORY	308		616				23.24		14,317															
UFL	UNFIN UPPR FLOOR	0		2,498				27.89		69,679															
Ttl. Gross Liv/Lease Area:					2,772	5,770	4,281			198,996															

50% OF FFL IS

28

66

FFL

66

14

28

HST

44

FFL

44

16

14

5

34

UFL

6

2

6

32

CNP

32

32

26

6

No Photo On Record