

Property Location: 896 SOMERS RD
Vision ID: 6144

Account #6227

MAP ID:95/ 34/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/07/2016 09:20

CURRENT OWNER

FORBES FREDERICK A HEIRS + DEV
C/O FORBES NINA
896 SOMERS RD
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

131,100
92,900

Assessed Value

131,100
92,900

Total

224,000

224,000

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

NATIONAL PROPERTY SVS LLC
FORBES FREDERICK A HEIRS + DEV

BK-VOL/PAGE

21286/ 298
03757/ 0522

SALE DATE

07/28/2016
12/11/1972

q/u

U
U

v/i

I
I

SALE PRICE

60,000
0

V.C.

1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

129,500

2015

101

129,500

2014

B

115,300

2016

101

90,000

2015

101

90,000

2014

L

92,900

Total:

219,500

Total:

219,500

Total:

208,200

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MG

NOTES

APPRAISED 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

131,100

0

0

92,900

0

224,000

C

0

224,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

06/10/2005

06/09/2005

04/04/2000

11/19/1999

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

250

274

247

247

22

2

14

2

MAILER SENT

MEASURED

INSPECTED

MEASURED

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

28,314 SF

2.97

1.2300

7

1.0000

1.00

MG

1.00

TRF2

190

.90

3.28

92,900

Total Card Land Units: 0.65 AC

Parcel Total Land Area: 0.65 AC

Total Land Value: 92,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	15		OLD STYLE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	1		YES	
Grade	C		AVERAGE	FBM Sqft	749			
Stories	2.00		2 STORY	Int vs Ext	ext			
Foundation	3		MASONRY	MIXED USE				
Exterior Wall 1	3		ALUMINUM	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	2		SOFTWOOD					
Interior Floor 2	4		CARPET	Adj. Base Rate:				69.17
Heat Fuel	1		OIL	Replace Cost				214,905
Heat Type	1		FORCED H/A					AYB
AC Type	03		FULL	EYB				1975
Bedrooms	4			Dep Code				AV
Full Baths	3			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	2			Dep %				39
Total Rooms	7			Functional ObsInc				
Bath Style	A		AVERAGE	External ObsInc				
Kitchen Style	A		AVERAGE	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				61
Basement Floor				Apprais Val				131,100
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues				Misc Imp Ovr				0
FBM Quality	3			Misc Imp Ovr Comment				
Fireplaces	1			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,498		13.85	20,750
EFP	ENCL PORCH	0	60		20.75	1,245
FFL	1ST FLOOR	1,818	1,818		69.17	125,747
HST	HALF STORY	225	450		34.58	15,563
OSP	SCRN PORCH	0	176		10.22	1,798
SFL	2ND FLOOR	720	720		69.17	49,801
Ttl. Gross Liv/Lease Area:		2,763	4,722	3,107		214,905

