

Property Location: 45 SOMERS RD
Vision ID: 1932

Account #1968

MAP ID: 27/ 138/ 2/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 10:02

CURRENT OWNER

THOMAS APRYL

45 SOMERS RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

221,000

Appraised Value

145,800

74,800

400

221,000

Assessed Value

145,800

74,800

400

221,000

1006

45T LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

THOMAS APRYL

STROMWALL BRIAN J,

ROUSSEAU JENNIFER D +,

BOUSQUET PAUL A AND

REL ROMAN CATHOLIC BISHOP

BK-VOL/PAGE

19891/ 456

16358/ 586

09554/ 0155

09326/ 0177

09252/ 0065

02501/ 0233

SALE DATE

06/26/2013

11/30/2006

07/12/1996

12/01/1995

09/11/1995

10/08/1956

q/u

Q

U

U

U

U

U

v/i

I

I

I

V

V

I

SALE PRICE

232,000

260,000

138,000

1

65,000

0

V.C.

00

D

F

K

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

143,700

73,100

400

217,200

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

142,200

70,900

400

213,500

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

142,200

70,900

400

213,500

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

SUB DIV #652 FY14 UPDATED PARTIALLY FBM

PER MLS 71510241. SIZE TO BE VERIFIED

AT SALE ISNPECTION.

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

BUILDING PERMIT RECORD

Permit ID

265

Issue Date

10/24/1995

Type

MN

Description

Manual Note

Amount

100,000

Insp. Date

% Comp.

0

Date Comp.

Comments

DWELLING

VISIT/CHANGE HISTORY

Date

05/21/2004

03/22/2004

10/09/2003

12/19/1996

12/18/1995

Type

IS

ID

319

250

274

200

107

Cd.

14

22

2

15

3

Purpose/Result

INSPECTED

MAILER SENT

MEASURED

PERMIT VISIT

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

12,077

SF

Unit Price

6.88

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

TRF2

190

S Adj Fact

.90

Adj. Unit Price

6.19

Land Value

74,800

Total Card Land Units:

0.28

AC

Parcel Total Land Area:

0.28

AC

Total Land Value:

74,800

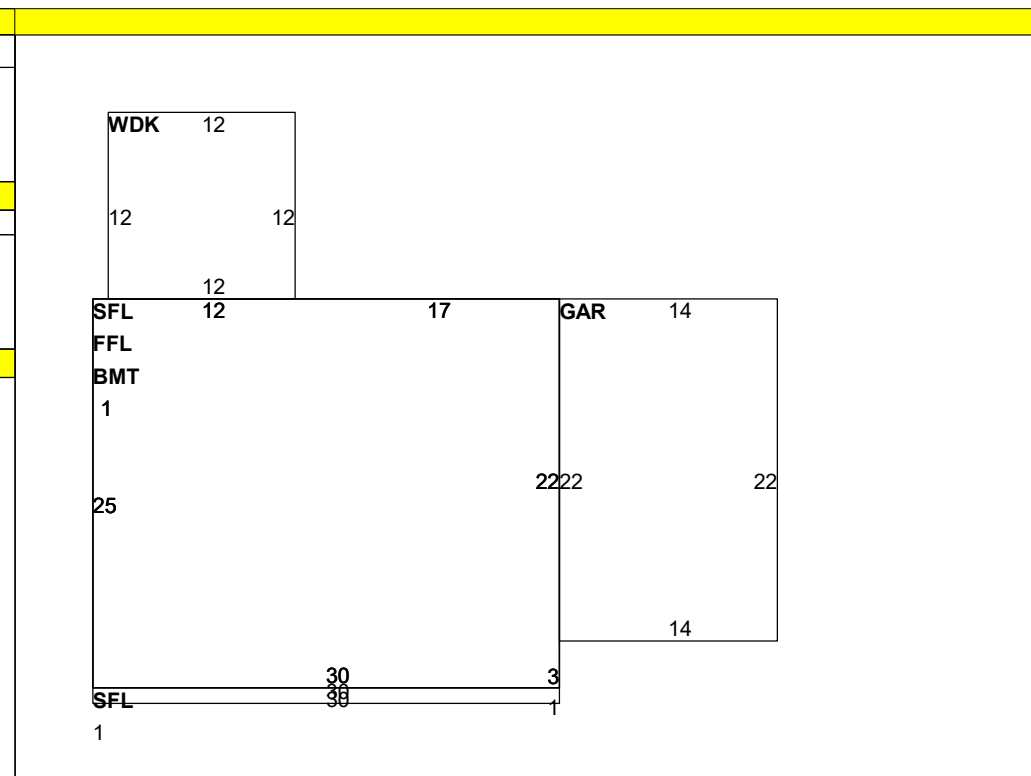
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft	375		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1						
Exterior Wall 1	4		VINYL				
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	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	3						
Fireplaces	0						

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	98.72
Replace Cost	179,963
AYB	1995
EYB	1998
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	19
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	81
Apprais Val	145,800
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
02	SHED/FR			L	80	7.48	2002	A		GD	70	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	750		19.74	14,808
FFL	1ST FLOOR	750	750		98.72	74,039
GAR	GARAGE	0	308		39.42	12,142
SFL	2ND FLOOR	780	780		98.72	77,000
WDK	WOOD DECK	0	144		13.71	1,974

Ttl. Gross Liv/Lease Area:		1,530	2,732	1,823		179,963
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