

Property Location: 95 SOMERS RD

MAP ID: 28/ 25/ 0/ /

Bldg Name:

State Use: 101

Vision ID: 2097

Account #2134

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 10:54

CURRENT OWNER

WILSON KARL A
WILSON OLEVIA F
95 SOMERS RD

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

76,000

76,000

RES LAND

101

73,000

73,000

RESIDENTL.

101

2,700

2,700

Total

151,700

151,700

1006
4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

WILSON KARL A
SOMERS RD PROPERTIES LLC
WHITNEY KURT E,
WHITNEY,FLOYD E

20796/ 145
20015/ 329
17656/ 527
02830/ 0462

07/21/2015
09/13/2013
02/20/2009
09/01/1961

Q
Q
U
U

1
1
1
1

168,500
95,000
1
0

00
00
A
0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

74,200

2016

101

73,200

2015

101

28,300

2017

101

71,400

2016

101

69,300

2015

101

69,300

2017

101

2,700

2016

101

2,700

2015

101

2,700

Total:

148,300

Total:

145,200

Total:

100,300

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

101

MA

NOTES

2014 MLS71739517 ALL RENOVATED

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

343

11/04/2008

42

REPAIRS

1,500

0

PORCH

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/07/2009

317

15

PERMIT VISIT

09/26/2003

274

3

MEAS+INSPCTD

02/05/1992

131

3

MEAS+INSPCTD

07/24/1980

500

3

MEAS+INSPCTD

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

6,500

SF

12.48

1.0000

5

1.0000

1.00

MA

1.00

TRF2 190

.90

11.23

73,000

Total Card Land Units:

0.15

AC

Parcel Total Land Area:

0.15

AC

Total Land Value:

73,000

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	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		93.34	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	5		STEAM				
AC Type	01		NONE	Replace Cost	108,551		
Bedrooms	3			AYB	1929		
Full Baths	1			EYB	1987		
Half Baths	0			Dep Code	GD		
Extra Fixtures	1			Remodel Rating			
Total Rooms	6			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	30		
Kitchen Style	A		AVERAGE	Functional ObsInc			
Kitchens	1			External ObsInc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond	70		
Units	1			Apprais Val	76,000		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	0			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
03	GARAGE	OB	Outbuilding	L	180	28.18	1929	F		FR	50	2,300
02	SHED/FR			L	100	7.48	1929	A		FR	50	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	520		18.67	9,707	
FFL	1ST FLOOR	520	520		93.34	48,535	
OPF	OPEN PORCH	0	128		9.48	1,213	
PAT	PATIO	0	120		4.67	560	
SFL	2ND FLOOR	520	520		93.34	48,535	
Ttl. Gross Liv/Lease Area:		1,040	1,808	1,163		108,551	

