

Property Location: 475 SOMERS RD

Account #5024

MAP ID: 66/ 23/ 0/ /

Bldg Name:

State Use: 101

Vision ID: 4947

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 23:42

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, M VISION																						
HOWELL JUSTIN PRECHTL KATHERINE 475 SOMERS ROAD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code		Appraised Value						Assessed Value																		
													RESIDNTL.		101		205,000						205,000																		
													RES LAND		101		113,900						113,900																		
													RESIDNTL.		101		15,500						15,500																		
SUPPLEMENTAL DATA												Total						334,400		334,400																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388974_2844450					HO		Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																		
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																								
HOWELL JUSTIN CARTER,FLORENCE M					16086/ 234 01874/ 0256		07/25/2006 06/19/1947		U U		1 1		230,000 0		A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value								
																	2017		101		180,700		2016		101		165,200		2015		101		107,300								
																	2017		101		111,900		2016		101		108,700		2015		101		108,700								
																	2017		101		15,500		2016		101		15,500		2015		101		15,500								
																	Total:				308,100		Total:				289,400		Total:				231,500								
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 205,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 15,500 Appraised Land Value (Bldg) 113,900 Special Land Value 0 Total Appraised Parcel Value 334,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 334,400																										
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			MG																													
NOTES																																									
INT EST 3/17																																									
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													
201401770		06/03/2014		4		ADDITION		25,000		04/15/2016		70				2ND FL DORMER W/B		03/03/2017						317		15		PERMIT VISIT													
																		04/15/2016						317		15		PERMIT VISIT													
																		05/22/2015						317		14		INSPECTED													
																		01/30/2009						317		15		PERMIT VISIT													
																		03/13/2008						350		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			
																																Spec Use		Spec Calc							
1		101		ONE FAM		RA		D						40,000		2.32		1.1900		7		1.0000		1.00		MG		1.00				TRF2		.90		.90		2.49		99,600	
1		101		ONE FAM		RA								2.04		7,000.00		1.0000		0		1.0000		1.00		MG		1.00						1.00		7,000.00		14,300			
Total Card Land Units:					2.96		AC		Parcel Total Land Area:					2.96 AC					Total Land Value:										113,900												

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.75		1 3/4 STORIES	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	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL				
Interior Floor 1	1		PLYWOOD	Adj. Base Rate:			93.49
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			246,988
Heat Type	3		FORCED H/W	AYB			1840
AC Type	01		NONE	EYB			2000
Bedrooms	6			Dep Code			GD
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			17
Total Rooms	10			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			83
Basement Floor	12		CONCRETE	Apprais Val			205,000
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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
32	BARN/LFT			L	361	19.55	1943	F		FR	50	3,200
04	GARAGE/L			L	576	30.48	2006	A		GD	70	12,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	600		18.70	11,218	
CFL	CATHEDRAL CE	200	200		96.29	19,258	
FFL	1ST FLOOR	1,269	1,269		93.49	118,633	
OFP	OPEN PORCH	0	180		9.35	1,683	
SFL	2ND FLOOR	289	289		93.49	27,017	
TQS	3/4 STORY	735	980		70.11	68,712	
WDK	WOOD DECK	0	35		13.36	467	
Ttl. Gross Liv/Lease Area:		2,493	3,553	2,642		246,988	

