

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: 12/16/2017 05:23

CURRENT OWNER

NATIONAL PROPERTY SVS LLC

51 TAYLOR ST 3RD FL

SPRINGFIELD, MA 01103

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

130,10095,100

Assessed Value

130,10095,100

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_395134_2839481

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

Total

225,200

225,200

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

1
1

SALE PRICE

60,000
0

V.C.

1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

131,100

92,900

224,000

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

129,500

90,000

219,500

Yr.

2015

2015

Total:

Code

101

101

Assessed Value

129,500

90,000

219,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

131,100

92,900

224,000

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

129,500

90,000

219,500

Yr.

2015

2015

Total:

Code

101

101

Assessed Value

129,500

90,000

219,500

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

130,100

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

95,100

Special Land Value

0

Total Appraised Parcel Value

225,200

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

225,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Visit/Change History

Date

Type

IS

ID

Cd.

Purpose/Result

06/10/2005

250

22

MAILER SENT

06/09/2005

274

2

MEASURED

04/04/2000

247

14

INSPECTED

11/19/1999

247

2

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

3.13

1.1900

7

1.0000

1.00

MG

1.00

TRF2 190

.90

3.36

95,100

Total Card Land Units:

0.65 AC

Parcel Total Land Area:

0.65 AC

Total Land Value:

95,100

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				
Exterior Wall 1	3		ALUMINUM				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	2		SOFTWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	4						
Full Baths	3						
Half Baths	1						
Extra Fixtures	2						
Total Rooms	7						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	3						
Fireplaces	1						

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate: 73.44

Replace Cost 228,172

AYB 1810

EYB 1974

Dep Code AV

Remodel Rating

Year Remodeled

Dep % 43

Functional ObsInc

External ObsInc

Cost Trend Factor 1

Condition

% Complete

Overall % Cond 57

Apprais Val 130,100

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,498		14.71	22,031
EFP	ENCL PORCH	0	60		22.03	1,322
FFL	1ST FLOOR	1,818	1,818		73.44	133,510
HST	HALF STORY	225	450		36.72	16,524
OSP	SCRN PORCH	0	176		10.85	1,909
SFL	2ND FLOOR	720	720		73.44	52,875

Ttl. Gross Liv/Lease Area:	2,763	4,722	3,107	228,172
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