

Property Location: 288 SOMERS RD
Vision ID: 4171

Account #4238

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/07/2018 14:33

CURRENT OWNER

RYAN CHRISTOPHER M

288 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

238,100

Appraised Value

151,700

84,200

2,200

238,100

Assessed Value

151,700

84,200

2,200

238,100

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

21256/ 347

19686/ 198

07559/ 0302

05788/ 0461

SALE DATE

07/08/2016

02/13/2013

10/01/1990

04/01/1985

q/u

Q

Q

U

U

v/i

1

1

1

1

SALE PRICE

244,500

232,500

150,000

85,500

V.C.

00

00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

2018

Total:

Code

101

101

101

Assessed Value

145,400

84,200

2,200

231,800

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

141,300

82,200

2,200

225,700

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

139,700

79,800

2,200

221,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

ASSESSING NEIGHBORHOOD

NOTES

12X24 WDK PER MLS 71463460

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

151,700

0

2,200

84,200

0

238,100

C

0

238,100

BUILDING PERMIT RECORD

Permit ID

253

343

Issue Date

11/01/1990

01/01/1986

Type

MN

MN

Description

Manual Note

Manual Note

Amount

1,500

0

Insp. Date

% Comp.

0

0

Date Comp.

Comments

WSF

RENOVATION

VISIT/CHANGE HISTORY

Date

01/26/2017

12/06/2013

05/03/2002

05/02/2002

01/04/1991

Type

IS

ID

317

317

250

274

105

Cd.

16

2

22

2

15

Purpose/Result

FIELDREV CHG

MEASURED

MAILER SENT

MEASURED

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

1

Use Code

101

101

Use Description

ONE FAM

ONE FAM

Zone

RA

RA

D

Front

Depth

Units

40,000

0.08

SF

AC

Unit Price

2.32

7,000.00

I. Factor

1.0000

1.0000

S.A.

5

0

Acre Disc

1.0000

1.0000

C. Factor

1.00

1.00

ST. Idx

MA

MA

Adj.

1.00

1.00

Notes- Adj

Special Pricing

Spec Use

TRF2

Spec Calc

90

S Adj Fact

.90

1.00

Adj. Unit Price

2.09

7,000.00

Land Value

83,600

600

Total Card Land Units:

1.00

AC

Parcel Total Land Area:

1

AC

Total Land Value:

84,200

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		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	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				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			113.25
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			197,060
Heat Type	1		FORCED H/A	AYB			1945
AC Type	01		NONE	EYB			1995
Bedrooms	3			Dep Code			GV
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %			23
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			77
Basement Floor	12		CONCRETE	Apprais Val			151,700
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues	1			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
22	WOOD DK			L	144	9.20	2000	A		AV	60	800
19	PATIO			L	143	5.75	2000	A		AV	60	500
02	SHED/FR			L	180	7.48	2011	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	528		22.74	12,005
EFP	ENCL PORCH	0	188		33.73	6,342
FFL	1ST FLOOR	768	768		113.25	86,978
OFP	OPEN PORCH	0	15		15.10	227
SFL	2ND FLOOR	768	768		113.25	86,978
WDK	WOOD DECK	0	288		15.73	4,530
Ttl. Gross Liv/Lease Area:		1,536	2,555	1,740		197,060

