

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: 12/10/2018 14:08

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

11,00095,100

Assessed Value

11,00095,100

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

106,100

106,100

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.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

130,100

2017

101

131,100

2016

101

129,500

2018

101

95,100

2017

101

92,900

2016

101

90,000

Total:

225,200

Total:

224,000

Total:

219,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MG

NOTES

APPRAISED 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

11,000

0

0

95,100

0

106,100

C

0

106,100

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

04/09/2018

06/10/2005

06/09/2005

04/04/2000

11/19/1999

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

2

22

2

14

2

MEASURED
MAILER SENT
MEASURED
INSPECTED
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			
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 STORY	Int vs 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	01		NONE				
Bedrooms	4						
Full Baths	3						
Half Baths	1						
Extra Fixtures	2						
Total Rooms	7						
Bath Style	P		POOR				
Kitchen Style	P		POOR				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac			
FBM Sqft			
Int vs Ext			

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	70.61
Replace Cost	219,380
AYB	1810
EYB	1923
Dep Code	VP
Remodel Rating	
Year Remodeled	
Dep %	70
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	RV
% Complete	5
Overall % Cond	5
Apprais Val	11,000
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		14.14	21,182
EFP	ENCL PORCH	0	60		21.18	1,271
FFL	1ST FLOOR	1,818	1,818		70.61	128,366
HST	HALF STORY	225	450		35.30	15,887
OSP	SCRN PORCH	0	176		10.43	1,836
SFL	2ND FLOOR	720	720		70.61	50,838

Ttl. Gross Liv/Lease Area: 2,763 4,722 3,107 219,380

