

Property Location

25 SOMERSET ST

Map ID

23/ 59/ 73/ /

Bldg Name

State Use

101

Vision ID

1285

Account #

1320

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:58:28

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MERRIGAN SEAN F 25 SOMERSET ST EAST LONGMEADOW MA 01028 GIS ID F_380228_2856196		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDENTL.	101	130500	130,500												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	87100	87,100												
										RESIDENTL.	101	500	500												
		SUPPLEMENTAL DATA								Total				218,100		218,100									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MERRIGAN SEAN F NASMAN ERNEST O HEIRS + DEV OF MORROW WILLIAM M + DIANA L, RAHNAMAI KOUROSH + CHRIST REISER		21612 0065		03-23-2017		U I				125,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		12441 0226		07-12-2002		U I				156,000				2019	101	127,000	2018	101	117,700	2017	101	115,400			
		08095 0182		06-29-1992		U I				119,000					101	84,500		101	84,500		101	82,600			
		06593 0565		08-17-1987		U I				114,000					101	500									
		6167 0179		07-25-1986		U I				94,500				Total		212000		Total		202200		Total		198000	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int													
		Total		1,600.00																					
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						101		MA																	
NOTES																									
BUILDING PERMIT RECORD																									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result											
139	05-24-2010	12	REROOF	5,600				NVC (NO ROOF AS	04-18-2018			333	2	MEASURED											
279	10-20-2003	17	DECK	1,068				OC 11/5/2003	12-07-2010			317	15	PERMIT VISIT											
283	10-04-2002	4	ADDITION	30,915				1ST FL BTHRM, AD	01-29-2004			311	15	PERMIT VISIT											
62	04-01-1993	MN	Manual Note	2,000				POOLA	12-04-2003			274	3	MEAS+INSPCTD											
196	01-01-1986	MN	Manual Note					WD STOVE	01-16-2003			274	15	PERMIT VISIT											
									01-27-1994			105	15	PERMIT VISIT											
									07-22-1980			500	3	MEAS+INSPCTD											
LAND LINE VALUATION SECTION																									
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value				
1	101	ONE FAM	RB				16,350 SF	5.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.33	87,100				
							Total Card Land Units	0.375	AC	Parcel Total Land Area: 0.3753												Total Land Value	87,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		92.20
Interior Floor 2			RCN		186,378
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1960
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	1		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		130,500
FBM Sqft	494		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
SHW	Solar Hot Wa			B	1	1.00	1988	70	1.00	AV	A	1.00	0
02	SHED/FR			L	120	7.48	2016	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		22.04	21,772	
FFL	1ST FLOOR	1,288	1,288		109.96	141,625	
GAR	GARAGE	0	480		43.98	21,112	
WDK	WOOD DECK	0	120		15.58	1,869	
Ttl Gross Liv / Lease Area		1,288	2,876	1,695		186,378	

