

Property Location

26 SOMERSET ST

Map ID

23/ 68/ 116/ /

Bldg Name

State Use

101

Vision ID

1295

Account #

1330

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:00:06

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
REEVES PAUL J 26 SOMERSET ST EAST LONGMEADOW MA 01028 GIS ID F_380208_2856395		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		105000		105,000																							
										RES LAND		101		87800		87,800																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		900		900																							
SUPPLEMENTAL DATA										Total								193,700		193,700																			
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10		Assoc Pid#																			
Mailed																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
REEVES PAUL J REEVES DONALD A HEIRS +		09676 02741		0247 0408		11-05-1996 05-03-1960		U U		I I		102,000 0		1A		Year		Code		Assessed		Year		Code		Assessed													
														2019		101		102,100		2018		101		94,300		2017		101		106,900									
																101		85,100				101		85,100		101		83,200											
																		101		900				101		900		1,500											
Total										188100		Total		180300		Total		191600																					
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		0.00																																					
ASSESSING NEIGHBORHOOD																																							
Nbhd		Nbhd Name		B		Tracing		Batch																															
0001						101		MA																															
NOTES																																							
Appraised BLDG. Value (Card) 105,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 87,800 Special Land Value 0 Total Appraised Parcel Value 193,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 193,700																																							
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																													
03-10-2017						119		3		MEAS+INSPCTD																													
03-31-2004						250		22		MAILER SENT																													
12-04-2003						274		2		MEASURED																													
04-27-1992						107		22		MAILER SENT																													
08-15-1991						131		2		MEASURED																													
05-16-1980						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								18,000 SF		4.88		1.000		5		LAND		1.00		MA		1.00				0		1.000		4.88		87,800	
Total Card Land Units																		0.413		AC		Parcel Total Land Area:		0.4132		Total Land Value												87,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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		92.06
Interior Floor 2			RCN		201,989
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1960
AC Type	01	NONE	Effective Year Built		1970
Bedrooms	3		Depreciation Code		FA
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		52
Extra Kitchen St			RCNLD		105,000
FBM Sqft	589		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
19	PATIO			L	361	5.75	1988	50	0.00	FR	F	0.90	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		21.18	26,438	
FFL	1ST FLOOR	1,440	1,440		105.75	152,285	
GAR	GARAGE	0	520		42.30	21,997	
OPF	OPEN PORCH	0	120		10.58	1,269	
Ttl Gross Liv / Lease Area		1,440	3,328	1,910		201,989	

