

Property Location

105 SOMERS RD

Map ID

39/ 8/ 0/ /

Bldg Name

State Use

104

Vision ID

3207

Account #

3258

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

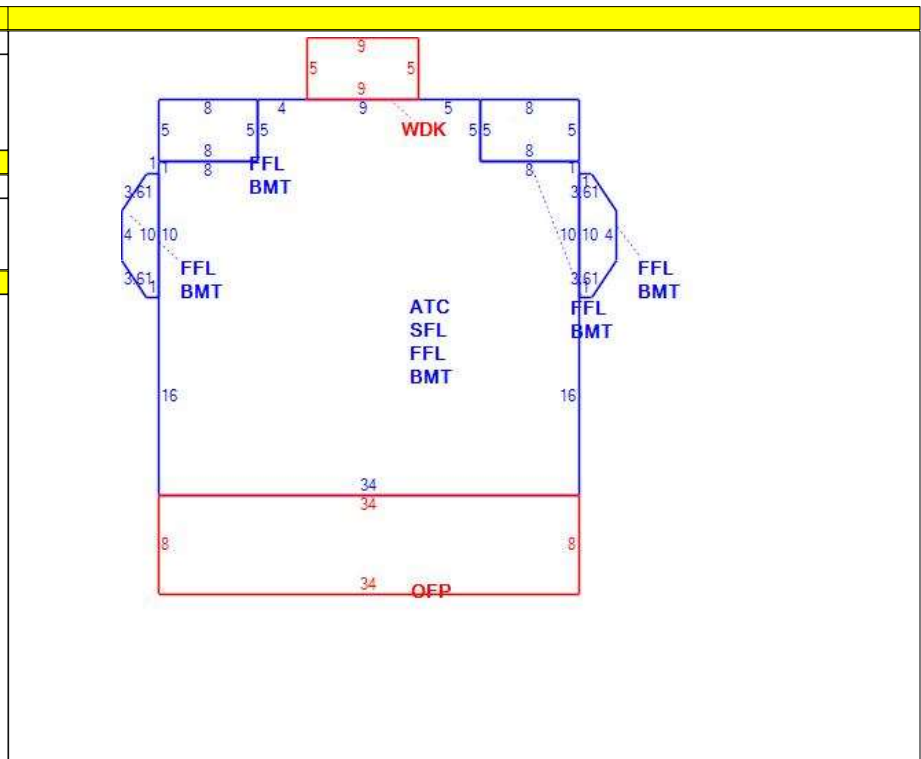
12/19/2019 9:46:24 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																									
MARTIN JAMES P 105 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_382621_2848602		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																											
										RESIDNTL.		104		153900		153,900																											
		DRAINAGE				VIEW		COMMUNITY		RES LAND		104		91700		91,700																											
										RESIDNTL.		104		800		800																											
SUPPLEMENTAL DATA																																											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed										Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																	
Total										246,400								246,400																									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
MARTIN JAMES P FIG REALTY INC, MACLEAN NORMAN A ASHWELL		10594 0393		12-30-1998		U I				110,000				Year		Code		Assessed		Year		Code		Assessed																			
		07418 0011		03-27-1990		U I				130,000				2019		104		149,400		2018		104		137,500																			
		06268 0120		10-24-1986		U I				95,000						104		89,300				104		87,300																			
		03284 0271		09-01-1967		U I				0						104		800				104		800																			
Total										239500								Total 227600																									
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																		APPRAISED VALUE SUMMARY																									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)																																	
0001						104		MA		Appraised Xf (B) Value (Bldg)																																	
																		Appraised Ob (B) Value (Bldg)																									
																		Appraised Land Value (Bldg)																									
																		Special Land Value																									
																		Total Appraised Parcel Value																									
																		Valuation Method																									
																		Adjustment																									
																		Net Total Appraised Parcel Value																									
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY																									
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result															
83		04-19-2007		1		PORCH		8,000								30` X 10` OVER EXI		01-27-2012						317		16		FIELDREV CHG															
267		09-19-2000		10		SHED		1,400										01-19-2010						316		1		LEFT NOTICE															
																		01-23-2009						317		15		PERMIT VISIT															
																		02-15-2008						317		15		PERMIT VISIT															
																		01-05-2005						311		15		PERMIT VISIT															
																		03-22-2004						250		22		MAILER SENT															
																		10-10-2003						274		2		MEASURED															
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		104		TWO FAM		RA								40,000 SF		2.39		1.000		5		LAND		1.00		MA		1.00				0		TRF2		0.9		1.000		2.15		86,000	
1		104		TWO FAM		RA								0.820 AC		7,000.00		1.000		0				1.00		MA		1.00				0				1.000		7,000.00		5,700			
Total Card Land Units														1.738		AC		Parcel Total Land Area: 1.7383										Total Land Value										91,700					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE	
Model	03	MULTI-FAMILY	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.5		Units	2		
Foundation	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			104	TWO FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		78.06	
Interior Floor 1	2	SOFTWOOD	RCN		244,223	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1900	
Heat Type	1	FORCED H/A	Effective Year Built		1981	
AC Type	02	PARTIAL	Depreciation Code		AG	
Bedrooms	5		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	10		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	2		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		153,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

MIXED USE		
Code	Description	Percentage
104	TWO FAM	100
		0
		0

COST / MARKET VALUATION		
Adj Base Rate		78.06
RCN		244,223
Net Other Adj		
Year Built		1900
Effective Year Built		1981
Depreciation Code		AG
Remodel Rating		
Year Remodeled		
Depreciation %		37
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		63
RCNLD		153,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
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
02	SHED/FR			L	128	7.48	2000	70	0.00	GD	G	1.25	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	252	1,008		22.99	23,172	
BMT	BASEMENT	0	1,136		18.37	20,873	
FFL	1ST FLOOR	1,136	1,136		91.95	104,457	
OFP	OPEN PORCH	0	272		9.13	2,483	
SFL	2ND FLOOR	1,008	1,008		91.95	92,687	
WDK	WOOD DECK	0	45		12.26	552	
Ttl Gross Liv / Lease Area		2,396	4,605	2,656		244,223	

