

Property Location

109 SOMERS RD

Vision ID

3208

Account #

3259

Map ID

39/ 9/ 0/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

12/19/2019 9:46:33 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LSS HOLDINGS THREE LLC PO BOX 60941 LONGMEADOW MA 01106		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	43600	43,600												
						RES LAND	101	57100	57,100												
						RESIDNTL.	101	2000	2,000												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_382715_2848654						Total				102,700	102,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LSS HOLDINGS THREE LLC SHAPIRO LEO J MELBOURNE DOREEN M, MELBOURNE PAUL R + DOREEN		21407	0435	10-19-2016	U	I	10	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		11805	0551	08-10-2001	U	I	50,000		2019	101	42,700	2018	101	39,800	2017	101	39,000				
		08243	0195	11-18-1992	U	I	1	1		101	55,500		101	55,500		101	54,200				
		05954	0380	11-29-1985	U	I	29,000			101	2,000		101	2,000		101	2,000				
								Total		100200	Total		97300	Total		95200					
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																					
IMP SHED WD FRAMED HAS NEWER METAL SIDES & ROOF. RENTED NO ACCESS TO BMT FROM INTERIOR. FY13 ABT GRANTED																					
Appraised BLDG. Value (Card) 43,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 57,100 Special Land Value 0 Total Appraised Parcel Value 102,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 102,700																					
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							
									03-01-2013			317	3	MEAS+INSPCTD							
									01-06-2012			317	2	MEASURED							
									02-05-2004			311	2	MEASURED							
									11-12-2002			274	3	MEAS+INSPCTD							
									01-17-2001			200	16	FIELDREV CHG							
									02-12-1992			170	3	MEAS+INSPCTD							
									09-17-1980			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	RA				3,825 SF	16.60	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	14.94	57,100
Total Card Land Units							0.088	AC	Parcel Total Land Area:				0.0878	Total Land Value							57,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	105.15	
Interior Floor 2	4	CARPET	RCN	94,771	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1820	
AC Type	01	NONE	Effective Year Built	1964	
Bedrooms	1		Depreciation Code	FR	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	54	
Total Rooms	3		Functional Obsol		
Bath Style	F	FAIR	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	F	FAIR	% Complete		
Extra Kitchens	0		Overall % Condition	46	
Extra Kitchen St			RCNLD	43,600	
FBM Sqft			Dep % Ovr		
FBM Quality			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
41	IMP SHD			L	260	6.90	1935	50	0.00	FR	F	0.90	800
19	PATIO			L	192	5.75	2002	50	0.00	FR	A	1.00	600
02	SHED/FR			L	128	7.48	1995	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	171		21.83	3,734	
EFB	ENCL PORCH	0	119		33.22	3,953	
FFL	1ST FLOOR	570	570		109.82	62,595	
HST	HALF STORY	95	190		54.91	10,433	
TQS	3/4 STORY	128	171		82.20	14,056	
Ttl Gross Liv / Lease Area		793	1,221	863		94,771	

