

Property Location 190 SOMERS RD		Map ID 40/ 12/ 33/ /		Bldg Name		State Use 101	
Vision ID 3470		Account # 3525		Bldg # 1		Print Date 12/19/2019 10:31:19	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
HERRICK CHAD P 190 SOMERS RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed		
	TOPO WET	EASEMENT	TRAFFIC	CORNER		RESIDNTL.	101	89100	89,100		
						RES LAND	101	87900	87,900		
	DRAINAGE		VIEW	COMMUNITY		RESIDNTL.	101	400	400		
SUPPLEMENTAL DATA					Total				177,400	177,400	
GIS ID F_384234_2847860		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HERRICK CHAD P FAHEY JOSEPH P FAHEY JOSEPH P + BARRY FAHEY	20422	0464	09-11-2014	U	I	140,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	09917	0257	07-01-1997	U	I	1	1A	2019	101	86,700	2018	101	80,700	2017	101	81,000
	06967	0197	09-16-1988	U	I	1	1F		101	85,500		101	94,400		101	92,400
	06967	0196	09-16-1988	U	I	1	1F		101	400		101	400		101	400
	05486	0585	08-22-1983	U	I	0	1A	Total								
							Total		172600	Total		175500	Total		173800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			1,200.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MA			

NOTES			
BK 19962 P 299 8/8/13 PROVIDES JT INFORMATION			
PS# 1155 REDUCES AC TO 1.474			

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
54	04-01-1991	MN	Manual Note	500				SHED	04-05-2018			333	2	MEASURED
									04-10-2009			317	3	MEAS+INSPCTD
									10-29-2002			274	3	MEAS+INSPCTD
									04-07-1992			170	3	MEAS+INSPCTD
									09-10-1980			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				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	101	ONE FAM	RA				0.550	AC	7,000.00	1.000	0		0.50	MA	1.00	WWDA	0			1.000	3,500.00	1,900	
Total Card Land Units							1.468	AC	Parcel Total Land Area: 1.4683							Total Land Value							87,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	5	LINO/VINYL
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	102.98	
Interior Floor 2	3	HARDWOOD	RCN	156,371	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	89,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	96	7.48	1990	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	832		23.73	19,740	
EFB	ENCL PORCH	0	224		35.57	7,967	
FFL	1ST FLOOR	976	976		118.91	116,059	
GAR	GARAGE	0	240		47.57	11,416	
WDK	WOOD DECK	0	72		16.52	1,189	
Ttl Gross Liv / Lease Area		976	2,344	1,315		156,371	

