

Property Location		236 SOMERS RD		Map ID		40/ 28/ 30/ /		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 12/19/2019 10:34:39	
Vision ID		3490		Account #		3545		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
MONTESINO GEOVANNI SABORIT MADELINE 236 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	257800	257,800				
						RES LAND	101	95500	95,500				
						RESIDNTL.	101	33300	33,300				
SUPPLEMENTAL DATA						Total				386,600	386,600		
GIS ID		F_384991_2847545		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MONTESINO GEOVANNI		17793	0476	05-13-2009	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MONTESINO,YOSVANY		15941	0483	05-31-2006	U	I	227,000		2019	101	250,300	2018	101	252,300	2017	101	244,300	
SUMMERS,ELAINE T		11757	0098	07-17-2001	U	I	100	1A		101	93,100		101	93,100		101	91,100	
RICHARDSON GEORGIANNA A,		05540	0073	12-06-1983	U	I	0	1A		101	33,300		101	33,300		101	33,300	
Total										376700			Total		378700		Total	368700

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)					257,800
0001			101	MA	Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					33,300
					Appraised Land Value (Bldg)					95,500
					Special Land Value					0
					Total Appraised Parcel Value					386,600
					Valuation Method					C
					Adjustment					
					Net Total Appraised Parcel Value					386,600

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	
201203166	10-03-2012	3	GARAGE	10,700	05-12-2014	100	05-12-2014	20`X22` W/2ND FL	04-08-2015			317	15	PERMIT VISIT	
1	01-01-2011	4	ADDITION	15,000	05-12-2014	100	05-12-2014	FAM RM, MSTR BE	05-12-2014			105	15	PERMIT VISIT	
308	10-01-2010	3	GARAGE	20,000		0		THREE CAR, DETA	06-28-2013			317	15	PERMIT VISIT	
351	10-19-2006	8	RENOVATION	25,000				OC 6/16/2008 SECO	07-20-2012			317	15	PERMIT VISIT	
									06-22-2012			317	15	PERMIT VISIT	
									04-13-2012			317	15	PERMIT VISIT	
									01-07-2011			317	15	PERMIT VISIT	

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				1.690 AC	7,000.00	1.000	0		0.80	MA	1.00	SHP2		0			1.000	5,600.00	9,500
Total Card Land Units							2.608 AC	Parcel Total Land Area: 2.6083							Total Land Value							95,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE 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	68.45	
Interior Floor 1	3	HARDWOOD	RCN	334,752	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1950	
Heat Type	3	FORCED H/W	Effective Year Built	1995	
AC Type	01	NONE	Depreciation Code	GV	
Bedrooms	3		Remodel Rating	05	
Full Baths	2		Year Remodeled	2009	
Half Baths	1		Depreciation %	23	
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	77	
Extra Kitchens	0		RCNLD	257,800	
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			

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
04	GARAGE/L			L	1.25	30.48	2010	70	0.00	GD	G	1.25	33,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,682		16.46	27,683	
FFL	1ST FLOOR	1,698	1,698		82.39	139,899	
GAR	GARAGE	0	450		32.96	14,830	
OFP	OPEN PORCH	0	403		8.18	3,296	
PAT	PATIO	0	464		4.08	1,895	
SFL	2ND FLOOR	592	592		82.39	48,775	
TQS	3/4 STORY	1,194	1,592		61.79	98,374	
Ttl Gross Liv / Lease Area		3,484	6,881	4,063		334,752	

