

Property Location 239 SOMERS RD		Map ID 40/ 41/ D/ I		Bldg Name		State Use 101	
Vision ID 3505		Account # 3560		Bldg # 1		Print Date 12/19/2019 10:36:55	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BIFFINGER JARRAD BIFFINGER LISA 239 SOMERS RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed		
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	130600	130,600		
						RES LAND	101	78000	78,000		
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	700	700		
		SUPPLEMENTAL DATA				Total				209,300	209,300
GIS ID F_384706_2846864		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BIFFINGER JARRAD THAYER,DONNA F & JOHN E TRUST OF THAYER,DONNA F SMITH LUKE J JR + DOROTHY E,		16780	0122	06-22-2007	U	I	208,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		15292	0234	08-19-2005	U	I	100	1A	2019	101	127,000	2018	101	117,300	2017	101	115,200
		10528	0517	11-17-1998	U	I	1	1A		101	75,700		101	75,700		101	73,900
		02229	0204	03-10-1953	U	I	0			101	700		101	700		101	700
		Total						Total		203400	Total		193700	Total		189800	

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)					130,600
0001			101	MA	Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					700
					Appraised Land Value (Bldg)					78,000
					Special Land Value					0
					Total Appraised Parcel Value					209,300
					Valuation Method					C
					Adjustment					
					Net Total Appraised Parcel Value					209,300

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	
201302051	05-29-2013	25	WINDOWS	3,228	05-30-2014	100	05-30-2014	NVC PORCH REP WOOD STOVE PORCH	05-30-2014			317	15	PERMIT VISIT	
194	07-28-2003	12	REROOF	4,650					12-30-2011			317	2	MEASURED	
56	04-01-1992	MN	Manual Note	4,500					01-30-2004			311	15	PERMIT VISIT	
50	03-01-1992	MN	Manual Note	1,200					11-26-2002			274	14	INSPECTED	
266	01-01-1984	MN	Manual Note						10-31-2002			250	22	MAILER SENT	
									10-31-2002			274	2	MEASURED	
									02-12-1993			131	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				15,050 SF	5.76	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	5.18	78,000	
Total Card Land Units							0.346	AC	Parcel Total Land Area: 0.3455							Total Land Value							78,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 Stories	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2	4	VINYL	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2	4	SOLID WOOD	Adj Base Rate		90.73
Interior Floor 1	4	CARPET	RCN		207,369
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		130,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR			L	160	7.48	1988	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	926		20.72	19,191
EFB	ENCL PORCH	0	140		31.12	4,357
FFL	1ST FLOOR	1,358	1,358		103.74	140,874
HST	HALF STORY	408	816		51.87	42,324
OFF	OPEN PORCH	0	60		10.37	622
Ttl Gross Liv / Lease Area		1,766	3,300	1,999		207,369

