

Property Location 189 SOMERS RD

Vision ID 3526

Account # 3582

Map ID 40/ 9/ 0/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 10:40:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
WALTER ERNEST H EFANTIS ALBERT A 189 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	103100	103,100													
						RES LAND	101	86600	86,600													
						RESIDNTL.	101	9300	9,300													
		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_383829_2847489						Total				199,000	199,000											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
WALTER ERNEST H POHLMAN KAREN M, FEDERAL NATIONAL MORTGAGE BRUNK ALAN W + AVERY		10980	0599	10-29-1999	U	I	135,900	1S 1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		09978	0269	08-28-1997	U	I	58,405		2019	101	100,900	2018	101	93,100	2017	101	93,900					
		09897	0005	06-17-1997	U	I	81,250			101	84,200		101	84,200		101	82,200					
		6619	0400	09-11-1987	U	I	114,900			101	9,300		101	9,300		101	9,300					
		05859	0418	07-25-1985	U	I	55,900		Total		194400	Total		186600	Total		185400					
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			1,008.22																			
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0001						101		MA														
NOTES																						
SUMP, SEPTIC SYSTEM BMT HAS DIRT FLOOR																						
BUILDING PERMIT RECORD																						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result								
201302537	08-12-2013	91	INSULATION	500		100	05-01-2014		12-18-2015			317	16	FIELDREV CHG								
201102662	01-01-2012	1	PORCH	29,920		0		16X22 SUNROOM	05-11-2012			317	15	PERMIT VISIT								
375	11-16-2010	7	REMODEL	30,000				NVC EXISTING BA	12-20-2010			317	15	PERMIT VISIT								
321	10-12-2004	20	WOOD STOVE	2,000				OC 10/14/2004	03-28-2008			317	3	MEAS+INSPCTD								
121	05-30-2001	10	SHED	3,400					01-05-2005			311	15	PERMIT VISIT								
46	03-17-2000	9	ALTERATION	27,000				RPLCE WNDWS,SD	10-31-2002			274	3	MEAS+INSPCTD								
208	10-01-1997	4	ADDITION	9,600				DORMER	02-21-2002			274	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				0.080 AC	7,000.00	1.000	0		1.00	MA	1.00			0			1.000	7,000.00	600
Total Card Land Units							0.998 AC	Parcel Total Land Area: 0.9983							Total Land Value							86,600

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	02		BUNGALOW				Basement Floor	13	EARTH				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#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			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			75.57			
Interior Floor 1	2		SOFTWOOD				RCN			190,992			
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built			1880			
Heat Type	5		STEAM				Effective Year Built			1975			
AC Type	01		NONE				Depreciation Code			AV			
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %			43			
Extra Fixtures	0						Functional Obsol			3			
Total Rooms	7						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition			54			
Extra Kitchens	0						RCNLD			103,100			
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
03	GARAGE	OB	Outbuildi	L	480	28.18	1940	50	0.00	FR	A	1.00	6,800
02	SHED/FR			L	144	7.48	1950	60	0.00	AV	A	1.00	600
02	SHED/FR			L	200	7.48	2001	60	0.00	AV	A	1.00	900
02	SHED/FR			L	256	7.48	2001	60	0.00	AV	F	0.90	1,000
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,114		17.20		19,159		
FFL	1ST FLOOR					1,576	1,576		85.92		135,404		
HST	HALF STORY					421	841		43.01		36,171		
OPF	OPEN PORCH					0	28		9.21		258		
Ttl Gross Liv / Lease Area						1.997	3,559	2,223			190,992		

