

Property Location

288 SOMERS RD

Map ID

52/ 1/ 21/ /

Bldg Name

State Use

101

Vision ID

4171

Account #

4238

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:35:06

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
RYAN CHRISTOPHER M 288 SOMERS RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	156200	156,200															
					RES LAND	101	86600	86,600															
					RESIDNTL.	101	2200	2,200															
SUPPLEMENTAL DATA					Total					245,000	245,000												
GIS ID		F_385747_2846795		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
RYAN CHRISTOPHER M SPECKMAN DAVID H CROALL THOMAS J , CONANT JOHN C	21256	0347	07-08-2016	Q	I	244,500	00	Year	Code	Assessed	Year	Code	Assessed										
	19686	0198	02-13-2013	Q	I	232,500	00	2019	101	151,700	2018	101	145,400										
	07559	0302	10-01-1990	U	I	150,000			101	84,200		101	82,200										
	05788	0461	04-01-1985	U	I	85,500			101	2,200		101	2,200										
Total								238100	Total	231800	Total	225700											
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									APPROAISED VALUE SUMMARY														
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					156,200								
0001						101		MA		Appraised Xf (B) Value (Bldg)					0								
NOTES 12X24 WDK PER MLS 71463460										Appraised Ob (B) Value (Bldg)					2,200								
										Appraised Land Value (Bldg)					86,600								
										Special Land Value					0								
										Total Appraised Parcel Value					245,000								
										Valuation Method					C								
										Adjustment													
										Net Total Appraised Parcel Value					245,000								
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									
253	11-01-1990	MN	Manual Note	1,500				WSF RENOVATION	01-26-2017			317	16	FIELDREV CHG									
343	01-01-1986	MN	Manual Note						12-06-2013			317	2	MEASURED									
									05-03-2002			250	22	MAILER SENT									
									05-02-2002			274	2	MEASURED									
									01-04-1991			105	15	PERMIT VISIT									
									12-16-1980			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				0.080 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	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	95.16	
Interior Floor 2			RCN	202,825	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1945	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	156,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
22	WOOD DK			L	144	9.20	2000	60	0.00	AV	A	1.00	800
19	PATIO			L	143	5.75	2000	60	0.00	AV	A	1.00	500
02	SHED/FR			L	180	7.48	2011	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	528		23.40	12,356
EFB	ENCL PORCH	0	188		34.72	6,528
FFL	1ST FLOOR	768	768		116.57	89,523
OPF	OPEN PORCH	0	15		15.54	233
SFL	2ND FLOOR	768	768		116.57	89,523
WDK	WOOD DECK	0	288		16.19	4,663
Ttl Gross Liv / Lease Area		1,536	2,555	1,740		202,825

