

Property Location

312 SOMERS RD

Map ID

52/ 6/ 16/ /

Bldg Name

State Use

101

Vision ID

4195

Account #

4264

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:39:19

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PODESTA CAROLE L TR 312 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	135800	135,800												
						RES LAND	101	77800	77,800												
						RESIDNTL.	101	5700	5,700												
		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_386137_2846435						Total				219,300	219,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MAURER KELLY E PODESTA CAROLE L TR PODESTA CAROLE L NADEAU JOSEPH FERRERO,WILLIAM D		22680	136	05-24-2019	Q	I	220,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		22175	0370	05-16-2018	U	I	100	1A	2019	101	132,000	2018	101	122,100	2017	101	119,600				
		20674	0570	04-23-2015	Q	I	216,000	00		101	75,500		101	75,500		101	73,700				
		18201	0079	02-26-2010	U	I	236,000			101	5,700		101	5,700		101	5,700				
		15339	0283	09-16-2005	U	I	240,000		Total		213200	Total		203300	Total		199000				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 135,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,700 Appraised Land Value (Bldg) 77,800 Special Land Value 0 Total Appraised Parcel Value 219,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 219,300												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
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							
201502544	09-21-2015	3	GARAGE	6,674	05-20-2016	100	05-20-2016	12X20 PRE-FAB (KL	05-20-2016			317	15	PERMIT VISIT							
333	12-19-2003	7	REMODEL	8,000				FINISH 2ND FL.	02-11-2011			317	16	FIELDREV CHG							
281	10-02-2002	42	REPAIRS	3,500				NEW ROOF,PRCH	07-17-2009			317	2	MEASURED							
									01-10-2005			311	14	INSPECTED							
									02-03-2004			311	15	PERMIT VISIT							
									02-06-2003			274	15	PERMIT VISIT							
									06-13-2002			274	14	INSPECTED							
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				14,400 SF	6.00	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	5.40	77,800
Total Card Land Units							0.331	AC	Parcel Total Land Area: 0.3306							Total Land Value					77,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
Grade	C	AVERAGE	#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			94.77
Interior Floor 1	3	HARDWOOD	RCN			193,944
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built			1948
Heat Type	1	FORCED H/A	Effective Year Built			1988
AC Type	01	NONE	Depreciation Code			GD
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %			30
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor			1
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition			70
Extra Kitchens	0		RCNLD			135,800
Extra Kitchen St			Dep % Ovr			
FBM Sqft	97		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	1		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
02	SHED/FR			L	192	7.48	2006	70	0.00	GD	A	1.00	1,000
03	GARAGE	OB	Outbuildi	L	240	28.18	2015	70	0.00	GD	A	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	968		22.08	21,378	
FFL	1ST FLOOR	1,098	1,098		110.20	120,995	
HST	HALF STORY	448	896		55.10	49,368	
OFP	OPEN PORCH	0	25		13.22	331	
PAT	PATIO	0	345		5.43	1,873	
Ttl Gross Liv / Lease Area		1,546	3,332	1,760		193,944	

