

Property Location

394 SOMERS RD

Map ID

53/ 25/ 5/ /

Bldg Name

State Use

101

Vision ID

4215

Account #

4284

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:42:46

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
GUYER JOYCE A LE 394 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed														
										RESIDNTL.	101	180700	180,700														
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	97700	97,700														
										RESIDNTL.	101	5200	5,200														
										Total				283,600		283,600											
SUPPLEMENTAL DATA																											
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10									
GIS ID		F_387511_2845648		Mailed				Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GUYER JOYCE A LE GUYER GEORGE F JR + JOYCE A,		13552		0277		09-05-2003		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		03171		0598		02-28-1966		U		I		0				2019	101	175,700	2018	101	173,100	2017	101	173,900			
																101	94,700	101	94,700	101	92,800						
																101	5,200	101	5,200	101	5,200						
																Total		275600		Total		273000		Total		271900	
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)				180,700									
														Appraised Xf (B) Value (Bldg)				0									
														Appraised Ob (B) Value (Bldg)				5,200									
														Appraised Land Value (Bldg)				97,700									
														Special Land Value				0									
														Total Appraised Parcel Value				283,600									
														Valuation Method				C									
														Adjustment													
														Net Total Appraised Parcel Value				283,600									
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													
201502385	08-14-2015	62	SOLAR	29,325	05-20-2016	100	05-20-2016	VERIFY LVG SPACE	05-20-2016			317	15	PERMIT VISIT													
201102687	09-30-2011	91	INSULATION	4,000				BLOWN-IN	04-27-2012			317	15	PERMIT VISIT													
196	07-01-1993	MN	Manual Note	2,000				POOL A	01-20-2012			317	16	FIELDREV CHG													
10	01-01-1989	MN	Manual Note	29,000				FGR	07-10-2009			375	2	MEASURED													
156	01-01-1982	MN	Manual Note					SHED	04-30-2002			274	3	MEAS+INSPCTD													
									02-13-1995			107	15	PERMIT VISIT													
									04-05-1994			210	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				27,529 SF	3.31	1.190	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	3.55	97,700						
Total Card Land Units							0.632	AC	Parcel Total Land Area:				0.6320	Total Land Value							97,700						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	2.00	
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	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		71.11
Interior Floor 1	3	HARDWOOD	RCN		316,983
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1963
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	1		RCNLD		180,700
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	185		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
19	PATIO			L	552	5.75	1967	60	0.00	AV	A	1.00	1,900
32	BARN/LFT			L	280	19.55	1982	60	0.00	AV	A	1.00	3,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	98	391		20.84	8,149
BMT	BASEMENT	0	1,231		16.62	20,456
FFL	1ST FLOOR	1,231	1,231		83.15	102,363
GAR	GARAGE	0	624		33.31	20,789
SFL	2ND FLOOR	1,983	1,983		83.15	164,894
WDK	WOOD DECK	0	32		10.39	333

