

Account # 1320

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 11:44:04

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
MERRIGAN SEAN F 25 SOMERSET ST EAST LONGMEADOW MA 01028 GIS ID F_380228_2856196												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	137400		137,400						
				RES LAND								101		87100		87,100							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500						
				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#															
												Total		225,000		225,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MERRIGAN SEAN F NASMAN ERNEST O HEIRS + DEV OF MORROW WILLIAM M + DIANA L, RAHNAMAI KOUROSH + CHRIST REISER				21612	0065	03-23-2017	U	I	125,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				12441	0226	07-12-2002	U	I	156,000		2020	101	130,500	2019	101	127,000	2018	101	117,700				
				08095	0182	06-29-1992	U	I	119,000		101	87,100	101	84,500	101	84,500							
				06593	0565	08-17-1987	U	I	114,000		101	500	101	500									
				6167	0179	07-25-1986	U	I	94,500		Total	218100	Total	212000	Total	202200							
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				1,600.00																			
ASSESSING NEIGHBORHOOD																						APPRaised VALUE SUMMARY	
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								137,400					
0001						101		MA		Appraised Xf (B) Value (Bldg)								0					
NOTES										Appraised Ob (B) Value (Bldg)								500					
										Appraised Land Value (Bldg)								87,100					
										Special Land Value								0					
										Total Appraised Parcel Value								225,000					
										Valuation Method								C					
										Adjustment													
										Net Total Appraised Parcel Value								225,000					
										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								
139	05-24-2010	12	REROOF	5,600				NVC (NO ROOF AS		04-18-2018			333	2	MEASURED								
279	10-20-2003	17	DECK	1,068				OC 11/5/2003		12-07-2010			317	15	PERMIT VISIT								
283	10-04-2002	4	ADDITION	30,915				1ST FL BTHRM, AD		01-29-2004			311	15	PERMIT VISIT								
62	04-01-1993	MN	Manual Note	2,000				POOL A		12-04-2003			274	3	MEAS+INSPCTD								
196	01-01-1986	MN	Manual Note					WD STOVE		01-16-2003			274	15	PERMIT VISIT								
										01-27-1994			105	15	PERMIT VISIT								
										07-22-1980			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	RB				16,350 SF	5.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.33	87,100		
Total Card Land Units							0.375 AC	Parcel Total Land Area: 0.3753							Total Land Value							87,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 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		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		98.08
Interior Floor 2			RCN		196,345
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1960
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	1		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		137,400
FBM Sqft	494		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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
SHW	Solar Hot Wa			B	1	1.00	1988	70	1.00	AV	A	1.00	0
02	SHED/FR			L	120	7.48	2016	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		23.21	22,936	
FFL	1ST FLOOR	1,288	1,288		115.84	149,199	
GAR	GARAGE	0	480		46.34	22,241	
WDK	WOOD DECK	0	120		16.41	1,969	
Ttl Gross Liv / Lease Area		1,288	2,876	1,695		196,345	

