

State Use 101
Print Date 11-03-2020 5:18:22 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
WALTER ERNEST H EFANTIS ALBERT A 189 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_383829_2847489												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	108700		108,700										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	86600		86,600										
												RESIDNTL.		101	9300		9,300										
				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		204,600		204,600											
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		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				09978		0269		08-28-1997		U		I		58,405		1L		2020	101	103,100	2019	101	100,900	2018	101	93,100	
				09897		0005		06-17-1997		U		I		81,250				101	86,600		101	84,200		101	84,200		
				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	199000	Total	194400	Total	186600				
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) 108,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,300 Appraised Land Value (Bldg) 86,600 Special Land Value 0 Total Appraised Parcel Value 204,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 204,600												
Total		1,145.53																									
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			
202002737		10-08-2020		12	REROOF		30,000				0		05-01-2014		ROOF, FRONT DOO		12-18-2015					317	16	FIELDREV CHG			
201302537		08-12-2013		91	INSULATION		500				100				NVC EXISTING BA		05-11-2012					317	15	PERMIT VISIT			
201102662		01-01-2012		1	PORCH		29,920				0				16X22 SUNROOM		12-20-2010					317	15	PERMIT VISIT			
375		11-16-2010		7	REMODEL		30,000								OC 10/14/2004		03-28-2008					317	3	MEAS+INSPCTD			
321		10-12-2004		20	WOOD STOVE		2,000								RPLCE WNDWS.SD		01-05-2005					311	15	PERMIT VISIT			
121		05-30-2001		10	SHED		3,400										10-31-2002					274	3	MEAS+INSPCTD			
46		03-17-2000		9	ALTERATION		27,000										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	1.000	0		1.00	MA	1.00					0			1.000	7,000	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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	80.24	
Interior Floor 2			RCN	201,374	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1880	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol	3	
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	54	
Extra Kitchen St			RCNLD	108,700	
FBM Sqft			Dep % Ovr		
FBM Quality			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
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		18.13	20,201	
FFL	1ST FLOOR	1,576	1,576		90.59	142,764	
HST	HALF STORY	421	841		45.35	38,137	
OPF	OPEN PORCH	0	28		9.71	272	
Ttl Gross Liv / Lease Area		1,997	3,559	2,223		201,374	

