

Property Location

40 SOMERSVILLE RD

Map ID

94/ 59/ 10/ /

Bldg Name

State Use

101

Vision ID

6113

Account #

6196

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:08:25

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
FOSTER BRUCE E FOSTER YE LAN 40 SOMERSVILLE RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	188200	188,200											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	108200	108,200											
										RESIDNTL.	101	700	700											
		SUPPLEMENTAL DATA						Total		297,100		297,100												
GIS ID		F_393595_2840843		Mailed		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FOSTER BRUCE E FOSTER,BRUCE E FITZGERALD,ROBERT J & FITZGERALD,THOMAS TRUSTEE OF FITZGERALD JOHN F		32381		LC		08-05-2005		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0162		0947		06-15-2005		U		I		290,000				2020	101	181,200	2019	101	176,600	2018	101	186,700
		LC02		0		12-31-1998		U		V		162,000		1A			101	108,200		101	105,200		101	105,200
		LC00		0		09-08-1997		U		V		50,000		1A			101	700		101	700		101	1,700
		LCO2		0		09-13-1995		U		I		55,000				Total	290100		Total	282500		Total	293600	
EXEMPTIONS														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																								
Nbhd		Nbhd Name		B		Tracing		Batch																
0001						101		MG																
NOTES																								
SUB DIV #787 + 803																								
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										
233	10-31-1997	2	DWELLING	60,000				DWELLING	04-30-2018			333	3	MEAS+INSPCTD										
									08-04-2005			349	14	INSPECTED										
									06-28-2005			274	2	MEASURED										
									04-04-2000			247	14	INSPECTED										
									11-22-1999			247	2	MEASURED										
									03-19-1999			200	3	MEAS+INSPCTD										
									01-14-1998			200	2	MEASURED										
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				27,473 SF	3.31	1.190	7	LAND	1.00	MG	1.00			0		1.000	3.94	108,200			
Total Card Land Units							0.631	AC	Parcel Total Land Area:				0.6307	Total Land Value							108,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#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	Percentage
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	3	HARDWOOD	Adj Base Rate	106.99	
Interior Floor 2	4	CARPET	RCN	226,739	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1997	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
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	83	
Extra Kitchen St			RCNLD	188,200	
FBM Sqft	360		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	96	7.48	2004	70	0.00	GD	A	1.00	500
07	POOLA-C	OB	Outbuildi	L	24	69.00	2003	10	0.00	VP	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,294	1,294		140.05	181,223	
LLV	LOWR LEVEL	0	1,200		35.01	42,015	
WDK	WOOD DECK	0	176		19.89	3,501	
Ttl Gross Liv / Lease Area		1,294	2,670	1,619		226,739	

