

Property Location

854 SOMERS RD

Map ID

95/ 6/ 0/ /

Bldg Name

State Use

101

Vision ID

6162

Account #

6245

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:16:02

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CULVER ANN C OTOOLE MARYANNE 854 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	162100	162,100												
						RES LAND	101	96500	96,500												
						RESIDNTL.	101	2000	2,000												
		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_394610_2840126						Total				260,600	260,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CULVER ANN C TURMEL KAREN M TURMEL PETER J, ANDERSON FREDERICK W 3RD + CA,		22601	565	03-28-2019	Q	I	290,000	00	Year	Code	Assessed	Year	Code	Assessed							
		13968	0052	02-17-2004	U	I	1	1F	2020	101	153,700	2019	101	146,900							
		11247	0157	06-29-2000	U	I	172,000			101	96,500		101	93,800							
		02738	0085	04-12-1960	U	I	0			101	2,000		101	2,000							
								Total	252200	Total	242700	Total	216700								
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			0.00																		
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)											
0001						101		MG		Appraised Xf (B) Value (Bldg)											
										Appraised Ob (B) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value											
										Total Appraised Parcel Value											
										Valuation Method											
										Adjustment											
										Net Total Appraised Parcel Value											
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							
201803201	11-21-2018	7	REMODEL	10,000	05-30-2019	100	05-30-2019	2-BATH RMS	05-30-2019			334	15	PERMIT VISIT							
143	06-12-2001	11	POOL	4,100					04-09-2018			333	3	MEAS+INSPCTD							
									06-07-2005			274	3	MEAS+INSPCTD							
									03-12-2002			274	15	PERMIT VISIT							
									02-08-2000			247	14	INSPECTED							
									11-23-1999			247	2	MEASURED							
									10-23-1980			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	RA				25,000 SF	3.6	1.190	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	3.86	96,500
Total Card Land Units							0.574	AC	Parcel Total Land Area: 0.5739							Total Land Value					96,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	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	3	HARDWOOD	Adj Base Rate	94.20	
Interior Floor 2	6	CERAMIC TL	RCN	257,258	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1959	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	162,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2001	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	160	7.48	2003	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,314		23.87	31,367	
FFL	1ST FLOOR	1,650	1,650		119.27	196,790	
GAR	GARAGE	0	484		47.81	23,138	
OFP	OPEN PORCH	0	100		11.93	1,193	
OSP	SCRN PORCH	0	264		18.07	4,771	
Ttl Gross Liv / Lease Area		1,650	3,812	2,157		257,258	

