

Property Location

475 SOMERS RD

Map ID

66/ 23/ 0/ /

Bldg Name

State Use

101

Vision ID

4947

Account #

5024

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/4/2021 12:37:24 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																	
HOWELL JUSTIN PRECHTL KATHERINE 475 SOMERS ROAD EAST LONGMEADOW MA 01028 GIS ID F_388974_2844450		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																			
										RESIDNTL.		101		251,700		251,700																			
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		124,700		124,700																			
										RESIDNTL.		101		15,500		15,500																			
SUPPLEMENTAL DATA																																			
Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed										Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
										Total								391,900		391,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
HOWELL JUSTIN CARTER,FLORENCE M				16086 01874		0234 0256		07-25-2006 06-19-1947		U U		I I		230,000 0		1A		Year		Code		Assessed		Year		Code		Assessed							
																2021		101		241,100		2020		101		228,400		2019		101		222,000			
																		101		116,700				101		116,700		101		113,900					
																				101		15,500				101		15,500		101		15,500			
Total										373,300								Total								360,600		Total		351,400					
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)														251,700	
0001												101				MG				Appraised Xf (B) Value (Bldg)														0	
																		Appraised Ob (B) Value (Bldg)														15,500			
																		Appraised Land Value (Bldg)														124,700			
																		Special Land Value														0			
																		Total Appraised Parcel Value														391,900			
																		Valuation Method														C			
																		Adjustment																	
																		Net Total Appraised Parcel Value														391,900			
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							
201401770		06-03-2014		4		ADDITION		25,000		04-15-2016		70				2ND FL DORMER W		03-03-2017						317		15		PERMIT VISIT							
																		04-15-2016						317		15		PERMIT VISIT							
																		05-22-2015						317		14		INSPECTED							
																		01-30-2009						317		15		PERMIT VISIT							
																		03-13-2008						350		15		PERMIT VISIT							
																		03-23-2007						311		3		MEAS+INSPCTD							
																		05-17-2000						247		14		INSPECTED							
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	2.58	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	2.76	110,400													
1	101	ONE FAM	RA				2.040 AC	7,000	1.000	0		1.00	MG	1.00			0			1.000	7,000	14,300													
Total Card Land Units							2.96 AC	Parcel Total Land Area:							2.96	Total Land Value										124,700									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY			
Exterior Wall 1	4	VINYL	MIXED USE		
Exterior Wall 2			Code	Description	Percentage
Roof Structure	1	GABLE	101	ONE FAM	100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	1	PLYWOOD	Adj Base Rate		93.28
Interior Floor 2			RCN		303,288
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1840
AC Type	01	NONE	Effective Year Built		2001
Bedrooms	6		Depreciation Code		VG
Full Baths	3		Remodel Rating		04
Half Baths	0		Year Remodeled		2014
Extra Fixtures	0		Depreciation %		17
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		251,700
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
32	BARN/LFT			L	361	19.55	1943	50	0.00	FR	F	0.90	3,200
04	GARAGE/L			L	576	30.48	2006	70	0.00	GD	A	1.00	12,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	600		22.96	13,775	
CFL	CATHEDRAL CE	200	200		118.24	23,648	
FFL	1ST FLOOR	1,269	1,269		114.79	145,675	
OPF	OPEN PORCH	0	180		11.48	2,066	
SFL	2ND FLOOR	289	289		114.79	33,176	
TQS	3/4 STORY	735	980		86.10	84,374	
WDK	WOOD DECK	0	35		16.40	574	
Ttl Gross Liv / Lease Area		2,493	3,553	2,642		303,288	

