

State Use 101
Print Date 12/12/2022 2:15:14 P

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		RESIDENTL.		101	158700		158,700												
												RES LAND		101	103500		103,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		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		262,700		262,700											
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				2022	101	143,300	2021	101	137,400	2020	101	130,500					
				08095 0182		06-29-1992		U		I		119,000					101	94,200		101	87,100		101	87,100					
				06593 0565		08-17-1987		U		I		114,000					101	500		101	500		101	500					
				06167 0179		07-25-1986		U		I		94,500						Total	238,000	Total	225,000	Total	218,100						
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 158,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 103,500 Special Land Value 0 Total Appraised Parcel Value 262,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 262,700														
Total		1,600.00																											
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				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	
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								POOLA		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	6.33	1.000	5	LAND	1.00	MA	1.00				0		1.000	6.33	103,500					
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value								103,500			

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	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	4	CARPET	Adj Base Rate	115.56	
Interior Floor 2			RCN	226,782	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1991	
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	158,700	
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		26.70	26,382	
FFL	1ST FLOOR	1,288	1,288		133.24	171,619	
GAR	GARAGE	0	480		53.30	25,583	
WDK	WOOD DECK	0	120		26.65	3,198	
Ttl Gross Liv / Lease Area		1,288	2,876			226,782	

