

Property Location 474 SOMERS RD

Vision ID 4953

Account # 5030

Map ID 66/ 27/ 1/ 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 959R

Print Date 12/12/2022 11:16:16

Bldg # 1

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CENTER FOR HUMAN DEVELOPME 332 BIRNIE AVENUE SPRINGFIELD MA 01107		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						EXEMPT	959	172400	172,400		
		DRAINAGE		VIEW	COMMUNITY	EXM LAND	959	161500	161,500		
						EXEMPT	959	1700	1,700		
		SUPPLEMENTAL DATA				Total		335,600	335,600		
GIS ID F_388930_2845037		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CENTER FOR HUMAN DEVELOPMENT INC DOWLING RICHARD A, ERICKSON JAMIE L, DEMERSKI KATHERINE J DEMERSKI JON +		18480	0595	09-21-2010	U	I	230,000	1K	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		16691	0170	05-16-2007	U	I	262,000		2022	959	154,500	2021	959	148,100	2020	959	140,300
		09931	0443	07-17-1997	U	I	110,000	1A		959	152,700		959	152,700		959	152,700
		09454	0128	04-18-1996	U	I	1	1		959	1,700		959	1,700		959	1,700
		06190	0105	08-13-1986	U	I	89,900		Total		308,900	Total		302,500	Total		294,700

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) 172,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 161,500 Special Land Value 0 Total Appraised Parcel Value 335,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 335,600									
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		Tracing		Batch												
0001				959		MG												

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	
202102128	06-15-2021	25	WINDOWS	10,731	06-13-2022	100	06-13-2022	ASSUME COMP-NV	04-06-2015			317	15	PERMIT VISIT	
201402957	12-17-2014	12	REROOF	10,000	04-06-2015	100	04-06-2015	NVC	04-19-2007			311	14	INSPECTED	
289	10-23-2001	9	ALTERATION	2,500				TEAR DOWN RM,B	03-29-2007			311	13	MISSED APPT	
212	10-08-1997	MN	Manual Note	50				SHED	03-22-2007			311	2	MEASURED	
212A	10-01-1991	MN	Manual Note	1,500				PORCH	03-22-2007			311	15	PERMIT VISIT	
									02-09-2004			311	15	PERMIT VISIT	
									02-13-2003			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	959R	CHAR-HOUSI	RA				40,000	SF	3.35	1.200	7	1.00	MG	1.00			0		1.000	4.02	160,800		
1	959R	CHAR-HOUSI	RA				0.100	AC	7,000.00	1.000	0	1.00	MG	1.00			0		1.000	7,000	700		
Total Card Land Units							1.02	AC	Parcel Total Land Area: 1.02							Total Land Value							161,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units		
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			959R	CHAR-HOUSING	
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	115.68	
Interior Floor 2	3	HARDWOOD	RCN	246,299	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		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			Overall % Condition	70	
Extra Kitchen St			RCNLD	172,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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	320	7.48	2003	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,772	1,772		129.36	229,224	
OPF	OPEN PORCH	0	675		13.03	8,796	
WDK	WOOD DECK	0	322		25.71	8,279	
Ttl Gross Liv / Lease Area		1,772	2,769			246,299	

