

Property Location

788 SOMERS RD

Vision ID

6104

Account #

6187

Map ID

94/ 49/ 0/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

12-13-2022 11:01:32

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DUFRESNE JAMES L DUFRESNE STEPHANIE PO BOX 60982 LONGMEADOW MA 01116		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	136800	136,800												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	115100	115,100												
										RESIDNTL.	101	2600	2,600												
		SUPPLEMENTAL DATA								Total				254,500	254,500										
GIS ID		F_393905_2841209		Mailed		Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
DUFRESNE JAMES L COOMBS DONALD G				22755 0032		07-15-2019		Q		I		228,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				05125 0085		06-19-1981		U		I		0													
														2022	101	124,600	2021	101	120,000	2020	101	104,400			
															101	103,600		101	95,800		101	95,800			
															101	2,600		101	2,600		101	1,100			
Total														Total	230,800	Total	218,400	Total	201,300						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int			
						00	Undefined																		
Total				0.00																					
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)				136,800							
0001						101				MG				Appraised Xf (B) Value (Bldg)				0							
NOTES																Appraised Ob (B) Value (Bldg)				2,600					
																Appraised Land Value (Bldg)				115,100					
																Special Land Value				0					
																Total Appraised Parcel Value				254,500					
																Valuation Method				C					
																Adjustment									
																Net Total Appraised Parcel Value				254,500					
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											
201902454	07-24-2019	12	REROOF	8,375	05-22-2020	100	05-22-2020		05-22-2020			400	15	PERMIT VISIT											
									08-28-2019			400	13	MISSED APPT											
									04-09-2018			333	2	MEASURED											
									06-16-2005			274	2	MEASURED											
									02-07-2000			247	14	INSPECTED											
									11-23-1999			247	2	MEASURED											
									05-19-1992			170	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				23,490 SF	4.53	1.200	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	4.9	115,100				
Total Card Land Units							0.54	AC	Parcel Total Land Area:				0.54	Total Land Value							115,100				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	124.89	
Interior Floor 2	4	CARPET	RCN	239,915	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
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	1		Overall % Condition	57	
Extra Kitchen St	F	FAIR	RCNLD	136,800	
FBM Sqft	815		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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	200	7.48	1967	50	0.00	FR	A	1.00	700
02	SHED/FR			L	96	7.48	1999	60	0.00	AV	A	1.00	400
07	POOLA-C	OB	Outbuildi	L	24	69.00	2019	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	96	9.20	2019	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		1,086				31.07		33,740			
FFL	1ST FLOOR	1,326		1,326				155.49		206,175			
Ttl Gross Liv / Lease Area		1,326		2,412						239,915			

