

Property Location

840 SOMERS RD

Vision ID

6110

Account #

6193

Map ID

94/ 56/ B/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

12-13-2022 11:02:30

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
FONTE JOHN D FONTE DAWN M 840 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	281300	281,300													
						RES LAND	101	133500	133,500													
						RESIDNTL.	101	1400	1,400													
		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_394568_2840698						Total 416,200 416,200																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
FONTE JOHN D MOSES EDWARD A +, RE LAPLANTE VADNAIS GEORGE		11927	0437	10-22-2001	U	I	260,000	1A 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		07557	0481	09-28-1990	U	I	50,000		2022	101	251,100	2021	101	240,600	2020	101	230,700					
		07200	0069	06-22-1989	U	I	25,000		101	121,100	101	113,100	101	113,100								
		03268	0548	07-03-1967	U	I	0		101	1,400	101	1,400	101	1,400								
		Total						373,600		Total		355,100		Total		345,200						
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 Appraised BLDG. Value (Card) 281,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,400 Appraised Land Value (Bldg) 133,500 Special Land Value 0 Total Appraised Parcel Value 416,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 416,200													
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MG																
NOTES																						
89 SALE INCLS OTHER LOTS																						
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								
201301743	05-03-2013	9	ALTERATION	1,420		100	05-15-2014	NVC ENTRY DOOR	11-30-2021			334	2	MEASURED								
201202265	05-17-2012	GEN	GENERATOR	4,500					07-20-2012			317	15	PERMIT VISIT								
272	08-27-2007	1	PORCH	17,800		0		13` X 16` SUNROO	04-04-2008			317	15	PERMIT VISIT								
94	05-09-1996	MN	Manual Note	16,000				ADDITION	06-29-2005			250	22	MAILER SENT								
304	10-01-1993	MN	Manual Note	5,000				ADDITION	06-28-2005			274	2	MEASURED								
									01-12-2000			247	14	INSPECTED								
									11-23-1999			247	2	MEASURED								
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	2.84	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.07	122,800
1	101	ONE FAM	RA				6.980 AC	7,000.00	1.000	0		0.22	MG	1.00	CNRS/WET3		0			1.000	1,540	10,700
Total Card Land Units							7.90 AC	Parcel Total Land Area: 7.90							Total Land Value					133,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	101.16	
Interior Floor 1	3	HARDWOOD	RCN	343,097	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1990	
Heat Type	1	FORCED H/A	Effective Year Built	2003	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %	18	
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	82	
Extra Kitchens	0		RCNLD	281,300	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	216	7.48	2005	70	0.00	GD	G	1.25	1,400
GEN	GENERATO			B	1	0.00	2001	82	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		22.63	22,354	
EFP	ENCL PORCH	0	208		56.45	11,741	
FFL	1ST FLOOR	1,243	1,243		112.90	140,332	
GAR	GARAGE	0	648		45.12	29,241	
HST	HALF STORY	482	963		56.51	54,417	
OPF	OPEN PORCH	0	60		11.29	677	
TQS	3/4 STORY	741	988		84.67	83,657	
WDK	WOOD DECK	0	32		21.17	677	
Ttl Gross Liv / Lease Area		2,466	5,130			343,097	

