

State Use 101
Print Date 11/13/2023 7:28:20 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		RESIDNTL.		101		172800		172,800																	
												RES LAND		101		113800		113,800																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		900		900																	
				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		287,500		287,500																			
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		2023		101		158,700		2022		101		143,300		2021		101		137,400					
				08095 0182		06-29-1992		U		I		119,000				101		103,500				101		94,200				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		262,700		Total		238,000		Total		225,000									
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																																			
ASSESSING NEIGHBORHOOD																																			
Nbhd			Nbhd Name						Tracing			Batch																							
0001									101			MA																							
NOTES																																			
																APPROAISED VALUE SUMMARY																			
																Appraised BLDG. Value (Card)										172,800									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										900									
																Appraised Land Value (Bldg)										113,800									
																Special Land Value										0									
Total Appraised Parcel Value										287,500																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										287,500																									
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							
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	6.96	1.000	5	LAND	1.00	MA	1.00				0		1.000	6.96	113,800											
Total Card Land Units																0.38	AC	Parcel Total Land Area: 0.38				Total Land Value										113,800			

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	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate	127.32	
Heat Fuel	2	GAS	RCN	246,798	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	1960	
Bedrooms	1		Effective Year Built	1991	
Full Baths	2		Depreciation Code	GD	
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %	30	
Bath Style	G	GOOD	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	70	
FBM Sqft	494		RCNLD	172,800	
FBM Quality	1		Dep % Ovr		
Fireplaces	0		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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	12.00	2016	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		29.06	28,711	
FFL	1ST FLOOR	1,288	1,288		145.00	186,766	
GAR	GARAGE	0	480		58.00	27,841	
WDK	WOOD DECK	0	120		29.00	3,480	
Ttl Gross Liv / Lease Area		1,288	2,876			246,798	

