

Property Location		95 SOMERS RD		Map ID		28/ 25/ 0/ /		Bldg Name		State Use 101	
Vision ID		2097		Account #		2134		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/13/2023 10:06:45	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
WILSON OLEVIA F 95 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_382591_2848845		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	114800	114,800				
						RES LAND	101	98300	98,300				
						RESIDNTL.	101	3200	3,200				
		DRAINAGE		VIEW	COMMUNITY								
		SUPPLEMENTAL DATA											
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#							
						Total				216,300	216,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WILSON OLEVIA F WILSON KARLA A SOMERS RD PROPERTIES LLC WHITNEY KURT E, WHITNEY,FLOYD E		25146	0134	09-07-2023	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		20796	0145	07-21-2015	Q	I	168,500	00	2023	101	105,100	2022	101	93,500	2021	101	89,600
		20015	0329	09-13-2013	Q	I	95,000	00		101	89,300		101	81,200		101	75,200
		17656	0527	02-20-2009	U	I	1	1A		101	2,700		101	2,700		101	2,700
		02830	0462	09-01-1961	U	I	0		Total		197,100	Total		177,400	Total		167,500

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																		
Total																											
ASSESSING NEIGHBORHOOD				Appraised BLDG. Value (Card) 114,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,200 Appraised Land Value (Bldg) 98,300 Special Land Value 0 Total Appraised Parcel Value 216,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 216,300																							
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	
202101086	04-01-2021	14	MIN ALT	22,850	06-30-2021	100	04-27-2021	4 NEW EXERIOR D	06-30-2021				400	15	PERMIT VISIT												
343	11-04-2008	42	REPAIRS	1,500		0		PORCH	04-09-2018				333	2	MEASURED												
									01-07-2009				317	15	PERMIT VISIT												
									09-26-2003				274	3	MEAS+INSPCTD												
									02-05-1992				131	3	MEAS+INSPCTD												
									07-24-1980				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	RA				6,500 SF	16.80	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	15.12	98,300		
Total Card Land Units							0.15	AC	Parcel Total Land Area:							0.15	Total Land Value							98,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		126.42
Interior Floor 2	3	HARDWOOD	RCN		164,026
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1929
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	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		114,800
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	180	32.00	1929	50	0.00	FR	F	0.90	2,600
02	SHED/FR			L	100	12.00	1929	50	0.00	FR	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	520		28.21	14,668	
FFL	1ST FLOOR	520	520		141.04	73,339	
OFP	OPEN PORCH	0	128		14.32	1,833	
PAT	PATIO	0	120		7.05	846	
SFL	2ND FLOOR	520	520		141.04	73,339	
Ttl Gross Liv / Lease Area		1,040	1,808			164,026	

