

Property Location

91 SOMERS RD

Map ID

28/ 26/ 0/ /

Bldg Name

State Use

101

Vision ID

2098

Account #

2135

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:06:54

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
FLORENCE DAVID E FLORENCE CATHERINE 91 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_382482_2848861		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		171000		171,000																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		105000		105,000																									
										RESIDNTL.		101		15200		15,200																									
		SUPPLEMENTAL DATA								Total		291,200		291,200																											
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
FLORENCE DAVID E FLORENCE DAVID E + DELANO		08286		0166		12-22-1992		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed															
		06227		0527		09-17-1986		U		I		1		1A		2023		101		156,900		2022		101		139,900															
		05761		0505		02-15-1985		U		I		51,000						101		95,200				101		86,700															
																		101		13,500				101		13,500															
		Total												Total		265,600		Total		240,100		Total		227,700																	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																									
ASSESSING NEIGHBORHOOD																APPROAISED VALUE SUMMARY																									
Nbhd		Nbhd Name		Tracing		Batch										Appraised BLDG. Value (Card)								171,000																	
0001				101		MA										Appraised Xf (B) Value (Bldg)								0																	
																Appraised Ob (B) Value (Bldg)								15,200																	
																Appraised Land Value (Bldg)								105,000																	
																Special Land Value								0																	
																Total Appraised Parcel Value								291,200																	
																Valuation Method								C																	
																Adjustment																									
																Net Total Appraised Parcel Value								291,200																	
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													
B-23-640		09-07-2023		25		WINDOWS		32,395		06-13-2022		0		06-13-2022		15 WNDWS & 1 PAT		05-06-2016						317		15		PERMIT VISIT													
202200839		03-15-2022		12		REROOF		23,760		06-13-2022		100		06-13-2022				10-16-2015						317		2		MEASURED													
202103331		12-03-2021		91		INSULATION		576		06-13-2022		0		06-13-2022				09-26-2003						274		3		MEAS+INSPCTD													
201500754		04-09-2015		62		SOLAR		12,240		05-06-2016		100		05-06-2016				02-03-1994						105		15		PERMIT VISIT													
5		01-01-1993		MN		Manual Note		16,000		05-06-2016						ADDITION		02-13-1992						105		3		MEAS+INSPCTD													
206		06-01-1988		MN		Manual Note		8,000		05-06-2016						STORAGE		01-14-1991						107		15		PERMIT VISIT													
																		04-11-1990						131		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		101		ONE FAM		RA								21,780 SF		5.35		1.000		5		LAND		1.00		MA		1.00				0 TRF2		0.9		1.000		4.82		105,000	
Total Card Land Units														0.50		AC		Parcel Total Land Area:				0.50				Total Land Value										105,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	9	METAL		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	127.30	
Interior Floor 2	4	CARPET	RCN	271,470	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1949	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	171,000	
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	624	32.00	1993	70	0.00	GD	A	1.00	14,000
07	POOL A-C	OB	Outbuildi	L	24	69.00	2002	70	0.00	GD	A	1.00	1,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		28.35	25,854	
EFB	ENCL PORCH	0	104		71.03	7,387	
FFL	1ST FLOOR	912	912		142.06	129,556	
PAT	PATIO	0	380		7.10	2,699	
TQS	3/4 STORY	684	912		106.54	97,167	
WDK	WOOD DECK	0	308		28.60	8,808	
Ttl Gross Liv / Lease Area		1,596	3,528			271,470	

