

Property Location		277 SOMERS RD		Map ID		40/ 36/ 0/ /		Bldg Name		State Use 101	
Vision ID		3499		Account #		3554		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 1:56:07 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
WILSON JEFFREY S WILSON JOANNE C 277 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	214300	214,300		
						RES LAND	101	109500	109,500		
						RESIDNTL.	101	3600	3,600		
		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_385355_2846458				Total		327,400		327,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
WILSON JEFFREY S WILSON JEFFREY F, GOSSELIN,GARY J GOODCHILD,TIMOTHY H STEWART THOMAS J + JEANNE R,		18665	0112	02-08-2011	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		14647	0339	11-19-2004	U	I	200,000		2023	101	125,700	2022	101	111,700	2021	101	107,000	
		11096	0309	02-15-2000	U	I	127,750			101	98,500		101	89,600		101	82,900	
		10923	0128	09-10-1999	U	I	87,500			101	2,500		101	2,500		101	2,500	
		04581	0151	04-27-1978	U	I	0		Total		226,700		Total		203,800		Total 192,400	

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) 214,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,600 Appraised Land Value (Bldg) 109,500 Special Land Value 0 Total Appraised Parcel Value 327,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 327,400									
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					
202201911	05-31-2022	42	REPAIRS	204,346	02-14-2023	100	02-14-2023	REPR DAMAGE CA	02-14-2023			400	15	PERMIT VISIT					
125	04-20-2006	11	POOL	3,000				24` ABOVE GROUND	08-22-2019			334	3	MEAS+INSPCTD					
215	09-01-1989	17	DECK	5,000				DECK	12-06-2013			317	2	MEASURED					
									02-23-2007			311	14	INSPECTED					
									02-16-2007			311	15	PERMIT VISIT					
									11-14-2002			274	14	INSPECTED					
									11-12-2002			250	22	MAILER SENT					

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				30,492 SF	3.99	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.59	109,500	
Total Card Land Units							0.70	AC	Parcel Total Land Area: 0.70							Total Land Value							109,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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		131.77
Interior Floor 1	3	HARDWOOD	RCN		258,253
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1939
Heat Type	3	FORCED H/W	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	3		Remodel Rating		04
Full Baths	2		Year Remodeled		2022
Half Baths	0		Depreciation %		17
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		83
Extra Kitchens	0		RCNLD		214,300
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	0		Cost to Cure Ovr		
Central Vac	0	NO	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	12.00	2020	60	0.00	AV	G	1.25	1,900
02	SHED/FR			L	192	12.00	2006	60	0.00	AV	G	1.25	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	528		29.90	15,787	
FFL	1ST FLOOR	764	764		148.93	113,786	
GAR	GARAGE	0	100		59.57	5,957	
OFP	OPEN PORCH	0	52		14.32	745	
SFL	2ND FLOOR	768	768		148.93	114,382	
WDK	WOOD DECK	0	256		29.67	7,596	
Ttl Gross Liv / Lease Area		1,532	2,468			258,253	

