

State Use 101
Print Date 11/14/2023 2:00:59 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
WALTER ERNEST H EFANTIS ALBERT A 189 SOMERS RD EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		180000		180,000																			
												RES LAND		101		113000		113,000																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		11800		11,800																			
				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		304,800		304,800																			
GIS ID F_383829_2847489																																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
WALTER ERNEST H POHLMAN KAREN M, FEDERAL NATIONAL MORTGAGE BRUNK ALAN W + AVERY				10980 0599		10-29-1999		U		I		135,900		1S		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
				09978 0269		08-28-1997		U		I		58,405		1L		2023		101		165,500		2022		101		149,600		2021		101		108,700					
				09897 0005		06-17-1997		U		I		81,250						101		103,000				101		93,400		101		86,600							
				06619 0400		09-11-1987		U		I		114,900						101		9,300				101		9,300		101		9,300							
				05859 0418		07-25-1985		U		I		55,900																									
																Total		277,800		Total		252,300		Total		204,600											
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)										180,000									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										11,800									
																		Appraised Land Value (Bldg)										113,000									
																		Special Land Value										0									
																		Total Appraised Parcel Value										304,800									
Valuation Method										C																											
Adjustment																																					
Net Total Appraised Parcel Value										304,800																											
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									
202002737		10-08-2020		12		REROOF		30,000		06-30-2021		100				ROOF, FRONT DOO		06-30-2021						400		15		PERMIT VISIT									
201302537		08-12-2013		91		INSULATION		500				100		05-01-2014				12-18-2015						317		16		FIELDREV CHG									
201102662		01-01-2012		1		PORCH		29,920				0				16X22 SUNROOM		05-11-2012						317		15		PERMIT VISIT									
375		11-16-2010		7		REMODEL		30,000								NVC EXISTING BA		12-20-2010						317		15		PERMIT VISIT									
321		10-12-2004		20		WOOD STOVE		2,000								OC 10/14/2004		03-28-2008						317		3		MEAS+INSPCTD									
121		05-30-2001		10		SHED		3,400										01-05-2005						311		15		PERMIT VISIT									
46		03-17-2000		9		ALTERATION		27,000								RPLCE WNDWS.SD		10-31-2002						274		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				40,000		3.12		1.000	5	LAND	1.00	MA	1.00							1.000	2.81		112,400										
1	101	ONE FAM		RA				0.080		7,000.00		1.000	0		1.00	MA	1.00			0 TRF2 0.9				1.000	7,000		600										
Total Card Land Units								1.00		AC		Parcel Total Land Area: 1.00				Total Land Value								113,000													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	13	EARTH
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		103.56
Interior Floor 1	2	SOFTWOOD	RCN		257,208
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1880
Heat Type	5	STEAM	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		03
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		180,000
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	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
03	GARAGE	OB	Outbuildi	L	480	32.00	1940	50	0.00	FR	A	1.00	7,700
02	SHED/FR			L	144	12.00	1950	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	200	12.00	2001	60	0.00	AV	A	1.00	1,400
02	SHED/FR			L	256	12.00	2001	60	0.00	AV	F	0.90	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,114		23.16	25,802	
FFL	1ST FLOOR	1,576	1,576		115.70	182,348	
HST	HALF STORY	421	841		57.92	48,711	
OPF	OPEN PORCH	0	28		12.40	347	
Ttl Gross Liv / Lease Area		1,997	3,559			257,208	

