

Property Location

394 SOMERS RD

Map ID

53/ 25/ 5/ /

Bldg Name

State Use

101

Vision ID

4215

Account #

4284

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:30:42 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
STEWART RACHEL HUNT KELSEY 394 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed													
										RESIDNTL.	101	239900	239,900													
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	129400	129,400													
										RESIDNTL.	101	6800	6,800													
		SUPPLEMENTAL DATA								Total				376,100		376,100										
GIS ID		F_387511_2845648		Mailed		Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
STEWART RACHEL GUYER JOYCE A LE GUYER GEORGE F JR + JOYCE A,				24426 13552 03171		0518 0277 0598		02-28-2022 09-05-2003 02-28-1966		Q U U		I I I		379,900 100 0		00 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2023	101	220,100	2022	101	198,800	2021	101	190,500
																			101	117,000		101	105,200		101	97,700
																			101	5,200		101	5,200		101	5,200
										Total		342,300		Total		309,200		Total		293,400						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int				
				Total																						
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 239,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 129,400 Special Land Value 0 Total Appraised Parcel Value 376,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 376,100										
Nbhd		Nbhd Name				Tracing				Batch																
0001						101				MG																
NOTES																										
ILA - (2ND HEATING SYSTEM FHA) SFL OVER GAR CONFIRMED ILA 2016																										
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												
202201118	03-31-2022	9	ALTERATION	600	06-07-2022	100	06-07-2022	ASSUME COMPLET	05-20-2016			317	15	PERMIT VISIT												
201502385	08-14-2015	62	SOLAR	29,325	05-20-2016	100	05-20-2016	VERIFY LVG SPACE	04-27-2012			317	15	PERMIT VISIT												
201102687	09-30-2011	91	INSULATION	4,000				BLOWN-IN	01-20-2012			317	16	FIELDREV CHG												
196	07-01-1993	MN	Manual Note	2,000				POOL A	07-10-2009			375	2	MEASURED												
10	01-01-1989	MN	Manual Note	29,000				FGR	04-30-2002			274	3	MEAS+INSPCTD												
156	01-01-1982	MN	Manual Note					SHED	02-13-1995			107	15	PERMIT VISIT												
									04-05-1994			210	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				27,529 SF	4.35	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	4.7	129,400				
Total Card Land Units							0.63	AC	Parcel Total Land Area: 0.63							Total Land Value							129,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	98.29	
Interior Floor 2	4	CARPET	RCN	420,790	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1963	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	5		Depreciation Code	AV	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	9		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	1		Overall % Condition	57	
Extra Kitchen St	A	AVERAGE	RCNLD	239,900	
FBM Sqft	185		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
19	PATIO			L	552	8.00	1967	60	0.00	AV	A	1.00	2,600
32	BARN/LFT			L	280	25.00	1982	60	0.00	AV	A	1.00	4,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	98	391		27.65	10,812
BMT	BASEMENT	0	1,231		22.05	27,141
FFL	1ST FLOOR	1,231	1,231		110.33	135,813
GAR	GARAGE	0	624		44.20	27,582
SFL	2ND FLOOR	1,983	1,983		110.33	218,780
WDK	WOOD DECK	0	32		20.69	662

