

Property Location

351 SOMERS RD

Map ID

53/ 48/ 1/ /

Bldg Name

State Use

101

Vision ID

4240

Account #

4309

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:34:09 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FLORENCE DAVID E FLORENCE DAVID E JR 351 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	113500	113,500												
						RES LAND	101	123800	123,800												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total				237,300	237,300										
GIS ID F_386715_2845802		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 DOMASH CYNTHIA M MERRIGAN, SEAN F CANGLALOSI, GLORIA M BERNAL, HUGO		21860	0205	09-15-2017	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		14376	0498	07-29-2004	U	I	150,000	1	2023	101	103,900	2022	101	93,500	2021	101	89,500				
		12398	0510	06-21-2002	U	I	105,000			101	112,600		101	101,600		101	94,000				
		11540	0386	03-14-2001	U	I	90,000														
		11540	0385	03-14-2001	U	I	65,000	1E													
		Total						216,500		Total		195,100		Total		183,500					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
Total																					
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch				Appraised BLDG. Value (Card)				113,500							
0001				101		MG				Appraised Xf (B) Value (Bldg)				0							
5/2017 FOR FY19 COMBINED WITH 53-48A-0. ALL IDENTIFIED AS 53-48-1.										Appraised Ob (B) Value (Bldg)				0							
										Appraised Land Value (Bldg)				123,800							
										Special Land Value				0							
										Total Appraised Parcel Value				237,300							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				237,300							
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							
201800313	01-30-2018	91	INSULATION	2,150	04-19-2018	100		NVC	04-09-2018			333	2	MEASURED							
224	07-16-2010	54	FENCE	2,000					12-23-2010			311	15	PERMIT VISIT							
									07-17-2009			317	2	MEASURED							
									05-02-2002			250	22	MAILER SENT							
									04-25-2002			274	2	MEASURED							
									03-08-1992			170	3	MEAS+INSPCTD							
								01-06-1981			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				18,042 SF	6.36	1.200	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	6.86	123,800
Total Card Land Units							0.41	AC	Parcel Total Land Area:				0.41	Total Land Value							123,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	158.74	
Interior Floor 2	4	CARPET	RCN	180,113	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1945	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	113,500	
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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	768		34.83	26,748
FFL	1ST FLOOR	784	784		173.69	136,170
GAR	GARAGE	0	240		69.47	16,674
OPF	OPEN PORCH	0	32		16.28	521

