

Property Location

86 SOMERSVILLE RD

Map ID

82/ 2/ B/ /

Bldg Name

State Use

101

Vision ID

5666

Account #

5748

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:46:51

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
BARCOMB BRIANNA 86 SOMERSVILLE RD EAST LONGMEADOW MA 01028 GIS ID F_393464_2839681		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDENTL.	101	500500	500,500														
						RES LAND	101	155400	155,400														
		DRAINAGE		VIEW	COMMUNITY																		
SUPPLEMENTAL DATA						Total				655,900													
Alt Prcl ID SP Permit Chapter Land OC Dates 6/13/22 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)															
BARCOMB BRIANNA LEVESQUE BRIAN J H + H REALTY INC PAGOS JOSEPH P ALBAN STEVEN D		23430	0273	09-21-2020	Q	V	137,000	00	Year	Code	Assessed	Year	Code	Assessed									
		21993	0007	12-18-2017	Q	I	110,000	00	2023	101	459,100	2022	130	128,600									
		09732	0001	01-02-1997	U	I	147,000			101	142,200			91,000									
		06893	0599	07-07-1989	U	I	160,000																
		06800	0471	04-08-1988	U	I	106,000																
Total								601,300		Total		128,600		Total		91,000							
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)										500,500					
0001				101		MG		Appraised Xf (B) Value (Bldg)										0					
NOTES										Appraised Ob (B) Value (Bldg)										0			
										Appraised Land Value (Bldg)										155,400			
										Special Land Value										0			
										Total Appraised Parcel Value										655,900			
										Valuation Method										C			
										Adjustment													
										Net Total Appraised Parcel Value										655,900			
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									
202101920	06-02-2021	2	DWELLING	280,000	06-13-2022	100	06-13-2022	2,646 SF SFH-915 S	06-13-2022			400	25	OC VISIT									
20182769	09-11-2018	5	DEMOLITION	4,200	06-13-2019	100	06-13-2019		07-01-2021			400	15	PERMIT VISIT									
201802769	09-11-2018	5	DEMOLITION	4,200	06-13-2019	100	06-13-2019		06-30-2021			334	15	PERMIT VISIT									
77	04-01-1995	MN	Manual Note	4,500				DWELLING	06-13-2019			400	15	PERMIT VISIT									
285	01-01-1985	MN	Manual Note					RE FR WDST FLUE															
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	RAA				40,000 SF	3.12	1.200	7	LAND	1.00	MG	1.00	TOP3		0		1.000	3.74	149,600		
1	101	ONE FAM	RAA				1.670 AC	7,000.00	1.000	0		0.50	MG	1.00	TOP4		0		1.000	3,500	5,800		
Total Card Land Units							2.59 AC	Parcel Total Land Area:							2.59	Total Land Value							155,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		109.96
Interior Floor 1	3	HARDWOOD	RCN		500,452
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2022
Heat Type	1	FORCED H/A	Effective Year Built		2021
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		0
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		100
Extra Kitchens	0		RCNLD		500,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	862	862		155.90	134,389	
GAR	GARAGE	0	930		62.36	57,996	
SFL	2ND FLOOR	1,859	1,859		155.90	289,826	
UNF	UNFIN FIRST FLR	0	25		93.54	2,339	
WDK	WOOD DECK	0	510		31.18	15,902	
Ttl Gross Liv / Lease Area		2,721	4,186			500,452	

