

Property Location

110 SOMERSVILLE RD

Map ID

82/ 3A/ F/ /

Bldg Name

State Use

101

Vision ID

5668

Account #

5750

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:47:10

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
MORRIS KELLY GEFFKEN MARIA 110 SOMERSVILLE RD EAST LONGMEADOW MA 01028 GIS ID F_393077_2839115		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	258300	258,300													
						RES LAND	101	157400	157,400													
						RESIDNTL.	101	48400	48,400													
		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#																
						Total		464,100	464,100													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
MORRIS KELLY CIRIELLO JOSEPH G & SUSAN TR SOMERSVILLE ROAD REALTY TRUST, CIRIELLO JOSEPH G + SUSAN		21558	0553	02-03-2017	U	I	376,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		15893	0413	05-10-2006	U	I	1	1F	2023	101	240,900	2022	101	221,300	2021	101	212,500					
		09416	0243	03-13-1996	U	I	1	1A		101	144,200		101	130,600		101	121,400					
		05098	0396	04-29-1981	U	I	0			101	40,100		101	40,100		101	40,100					
		Total						425,200		Total		392,000		Total		374,000						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int				
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card)258,300 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)48,400 Appraised Land Value (Bldg)157,400 Special Land Value0 Total Appraised Parcel Value464,100 Valuation MethodC Adjustment Net Total Appraised Parcel Value464,100													
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MG																
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								
201701977	07-07-2017	62	SOLAR	21,709	05-23-2018	100	05-23-2018	SOLAR ON FRONT	05-23-2018			400	15	PERMIT VISIT								
201102999	12-02-2011	4	ADDITION	25,000		100		16X26 FAM RM W/1/	03-17-2017			105	3	MEAS+INSPCTD								
201102840	10-26-2011	91	INSULATION	2,203		100		BLOWN-IN	06-08-2012			317	15	PERMIT VISIT								
196	07-01-1994	MN	Manual Note	8,000				ADDITION	06-08-2012			317	15	PERMIT VISIT								
358	12-01-1992	MN	Manual Note	1,100				WOOD STOVE	12-08-2005			311	14	INSPECTED								
7	01-01-1991	MN	Manual Note	8,000				BARN	11-03-2005			311	2	MEASURED								
242	08-01-1987	MN	Manual Note	15,000				IG POOL	02-02-2000			247	14	INSPECTED								
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				1.480 AC	7,000.00	1.000	0		0.75	MG	1.00			0		1.000	5,250	7,800	
Total Card Land Units							2.40 AC	Parcel Total Land Area: 2.40							Total Land Value							157,400

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		118.08
Interior Floor 2	3	HARDWOOD	RCN		335,448
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1983
AC Type	03	FULL	Effective Year Built		1998
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		23
Total Rooms	6		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		77
Extra Kitchen St			RCNLD		258,300
FBM Sqft	980		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1987	60	0.00	AV	A	1.00	11,300
32	BARN/LFT			L	1,65	25.00	1991	70	0.00	GD	G	1.25	36,200
02	SHED/FR			L	240	12.00	1980	30	0.00	PR	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1997	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
CRL	CRAWL	0	576		6.93	3,992	
FFL	1ST FLOOR	1,942	1,942		137.65	267,312	
GAR	GARAGE	0	528		55.01	29,044	
LLV	LOWR LEVEL	0	980		34.41	33,724	
OPF	OPEN PORCH	0	96		14.34	1,376	
Ttl Gross Liv / Lease Area		1,942	4,122			335,448	

