

Property Location		40 SOMERSVILLE RD		Map ID		94/ 59/ 10/ /		Bldg Name		State Use 101	
Vision ID		6113		Account #		6196		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 12:04:40	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FOSTER BRUCE E FOSTER YE LAN 40 SOMERSVILLE RD EAST LONGMEADOW MA 01028 GIS ID F_393595_2840843		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	227300	227,300		
						RES LAND	101	143400	143,400		
						RESIDNTL.	101	1000	1,000		
SUPPLEMENTAL DATA						Total				371,700	371,700
		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)									
FOSTER BRUCE E FOSTER,BRUCE E FITZGERALD,ROBERT J & FITZGERALD,THOMAS TRUSTEE OF FITZGERALD JOHN F		32381	LC	08-05-2005	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		00162	0947	06-15-2005	U	I	290,000		2023	101	211,700	2022	101	195,800	2021	101	188,200
		LC02	0000	12-31-1998	U	V	162,000	1A		101	129,900		101	117,000		101	108,200
		LC00	0000	09-08-1997	U	V	50,000	1A		101	700		101	700		101	700
		LCO2	0000	09-13-1995	U	I	55,000		Total		342,300	Total		313,500	Total		297,100

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
0001			101											MG

NOTES														Appraised BLDG. Value (Card) 227,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 143,400 Special Land Value 0 Total Appraised Parcel Value 371,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 371,700			
SUB DIV #787 + 803																	

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	
B-23-500 233	07-11-2023	25	WINDOWS	10,389		0		4 WINDOWS DWELLING	04-30-2018			333	3	MEAS+INSPCTD	
	10-31-1997	2	DWELLING	60,000					08-04-2005			349	14	INSPECTED	
									06-28-2005			274	2	MEASURED	
									04-04-2000			247	14	INSPECTED	
									11-22-1999			247	2	MEASURED	
									03-19-1999			200	3	MEAS+INSPCTD	
									01-14-1998			200	2	MEASURED	

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				27,473	SF	4.35	1.200	7	LAND	1.00	MG	1.00		0		1.000	5.22	143,400
Total Card Land Units							0.63	AC	Parcel Total Land Area: 0.63							Total Land Value					143,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	3	HARDWOOD	Adj Base Rate	134.75	
Interior Floor 2	4	CARPET	RCN	277,196	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1997	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	18	
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	82	
Extra Kitchen St			RCNLD	227,300	
FBM Sqft	360		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	96	12.00	2004	70	0.00	GD	A	1.00	800
07	POOLA-C	OB	Outbuildi	L	24	69.00	2003	10	0.00	VP	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,294	1,294		170.16	220,191	
LLV	LOWR LEVEL	0	1,200		42.54	51,049	
WDK	WOOD DECK	0	176		33.84	5,956	
Ttl Gross Liv / Lease Area		1,294	2,670			277,196	

