

Property Location

854 SOMERS RD

Map ID

95/ 6/ 0/ /

Bldg Name

State Use

101

Vision ID

6162

Account #

6245

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:13:01

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CULVER ANN C OTOOLE MARYANNE 854 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	226600	226,600												
						RES LAND	101	127300	127,300												
						RESIDNTL.	101	2500	2,500												
		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#															
GIS ID F_394610_2840126						Total				356,400	356,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CULVER ANN C TURMEL KAREN M TURMEL PETER J, ANDERSON FREDERICK W 3RD + CA,		22601	0565	03-28-2019	Q	I	290,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		13968	0052	02-17-2004	U	I	1	1F	2023	101	208,000	2022	101	187,800	2021	101	162,100				
		11247	0157	06-29-2000	U	I	172,000			101	115,500		101	104,300		101	96,500				
		02738	0085	04-12-1960	U	I	0			101	2,000		101	2,000		101	2,000				
								Total		325,500	Total		294,100	Total		260,600					
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)													
0001				101		MG		Appraised Xf (B) Value (Bldg)													
NOTES									Appraised Ob (B) Value (Bldg)												
									Appraised Land Value (Bldg)												
									Special Land Value												
									Total Appraised Parcel Value												
									Valuation Method												
									Adjustment												
									Net Total Appraised Parcel Value												
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							
202100668	03-02-2021	62	SOLAR	58,000	06-30-2021	100			06-30-2021			400	15	PERMIT VISIT							
201803201	11-21-2018	7	REMODEL	10,000	05-30-2019	100	05-30-2019	2-BATH RMS	05-30-2019			334	15	PERMIT VISIT							
143	06-12-2001	11	POOL	4,100					04-09-2018			333	3	MEAS+INSPCTD							
									06-07-2005			274	3	MEAS+INSPCTD							
									03-12-2002			274	15	PERMIT VISIT							
									02-08-2000			247	14	INSPECTED							
									11-23-1999			247	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				25,000 SF	4.71	1.200	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	5.09	127,300
Total Card Land Units							0.57	AC	Parcel Total Land Area: 0.57							Total Land Value					127,300

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+	AVG. (+)	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		122.46	
Interior Floor 1	3	HARDWOOD	RCN		323,701	
Interior Floor 2	6	CERAMIC TL	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1959	
Heat Type	3	FORCED H/W	Effective Year Built		1991	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		70	
Extra Kitchens	0		RCNLD		226,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	2		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2001	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	160	12.00	2003	70	0.00	GD	A	1.00	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,314		30.04	39,468	
FFL	1ST FLOOR	1,650	1,650		150.07	247,616	
GAR	GARAGE	0	484		60.15	29,114	
OFP	OPEN PORCH	0	100		15.01	1,501	
OSP	SCRN PORCH	0	264		22.74	6,003	
Ttl Gross Liv / Lease Area		1,650	3,812			323,701	

