

State Use 101
Print Date 11-18-2024 8:50:26 A

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
MERRIGAN SEAN F 25 SOMERSET ST EAST LONGMEADOW MA 01028 GIS ID F_380228_2856196												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	186800		186,800																				
												RES LAND		101	113800		113,800																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900																				
				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		301,500		301,500																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																							
MERRIGAN SEAN F NASMAN ERNEST O HEIRS + DEV OF MORROW WILLIAM M + DIANA L, RAHNAMAI KOUROSH + CHRIST REISER				21612 0065		03-23-2017		U		I	125,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				12441 0226		07-12-2002		U		I	156,000		2024	101	172,800	2023	101	158,700	2022	101	143,300																
				08095 0182		06-29-1992		U		I	119,000			101	113,800		101	103,500		101	94,200																
				06593 0565		08-17-1987		U		I	114,000			101	900		101	500		101	500																
				06167 0179		07-25-1986		U		I	94,500																										
											Total		287,500		Total		262,700		Total		238,000																
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 Appraised BLDG. Value (Card) 186,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 113,800 Special Land Value 0 Total Appraised Parcel Value 301,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 301,500																					
Nbhd		Nbhd Name						Tracing			Batch																										
0001								101			MA																										
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	
																139	05-24-2010	12	REROOF		5,600						NVC (NO ROOF AS				04-18-2018			333	2	MEASURED	
279	10-20-2003	17	DECK		1,068						OC 11/5/2003				12-07-2010			317	15	PERMIT VISIT																	
283	10-04-2002	4	ADDITION		30,915						1ST FL BTHRM, AD				01-29-2004			311	15	PERMIT VISIT																	
62	04-01-1993	MN	Manual Note		2,000						POOLA				12-04-2003			274	3	MEAS+INSPCTD																	
196	01-01-1986	MN	Manual Note								WD STOVE				01-16-2003			274	15	PERMIT VISIT																	
																01-27-1994			105	15	PERMIT VISIT																
																07-22-1980			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	RB				16,350	SF	6.96	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.96	113,800															
																Total Card Land Units 0.38 AC Parcel Total Land Area: 0.38						Total Land Value 113,800															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	C	AVERAGE	Bsmt Garage		
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	
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	139.07	
Interior Floor 2			RCN	266,796	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	1		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	186,800	
FBM Sqft	494		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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
SHW	Solar Hot Wa			B	1	1.00	1988	70	1.00	AV	A	1.00	0
02	SHED/FR			L	120	12.00	2016	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		31.41	31,037	
FFL	1ST FLOOR	1,288	1,288		156.75	201,900	
GAR	GARAGE	0	480		62.70	30,097	
WDK	WOOD DECK	0	120		31.35	3,762	
Ttl Gross Liv / Lease Area		1,288	2,876			266,796	

