

Property Location 277 SOMERS RD		Map ID 40/ 36/ 0/ /		Bldg Name		State Use 101											
Vision ID 3499		Account # 3554		Sec # 1 of 1		Print Date 11/20/2025 10:59:35											
		Bldg # 1		Card # 1 of 1													
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
WILSON JEFFREY S WILSON JOANNE C 277 SOMERS RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed								
						RESIDNTL.	101	247900	247,900								
						RES LAND	101	109500	109,500								
						RESIDNTL.	101	3600	3,600								
		DRAINAGE		VIEW	COMMUNITY												
		SUPPLEMENTAL DATA															
		Alt Prcl ID		Received													
		SP Permit		NIA													
		Chapter Land		Field 8													
		OC Dates		Field 9													
		In+Ex FY		Field 10													
GIS ID F_385355_2846458		Mailed		Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WILSON JEFFREY S WILSON JEFFREY F, GOSSELIN,GARY J GOODCHILD,TIMOTHY H STEWART THOMAS J + JEANNE R,		18665	0112	02-08-2011	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14647	0339	11-19-2004	U	I	200,000		2025	101	231,900	2024	101	214,300	2023	101	125,700
		11096	0309	02-15-2000	U	I	127,750			101	109,500		101	109,500		101	98,500
		10923	0128	09-10-1999	U	I	87,500			101	3,600		101	3,600		101	2,500
		04581	0151	04-27-1978	U	I	0										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage	0		
Stories	2.00	2 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		155.08	
Interior Floor 1	3	HARDWOOD	RCN		298,673	
Interior Floor 2	6	CERAMIC TL	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1939	
Heat Type	3	FORCED H/W	Effective Year Built		2008	
AC Type	03	FULL	Depreciation Code		VG	
Bedrooms	3		Remodel Rating		04	
Full Baths	2		Year Remodeled		2022	
Half Baths	0		Depreciation %		17	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		83	
Extra Kitchens	0		RCNLD		247,900	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		Cost to Cure Ovr Comment			
WS Flues	0					

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	216	12.00	2020	60	0.00	AV	G	1.25	1,900
02	SHED/FR			L	192	12.00	2006	60	0.00	AV	G	1.25	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	528		34.58	18,258	
FFL	1ST FLOOR	764	764		172.25	131,595	
GAR	GARAGE	0	100		68.90	6,890	
OFP	OPEN PORCH	0	52		16.56	861	
SFL	2ND FLOOR	768	768		172.25	132,284	
WDK	WOOD DECK	0	256		34.31	8,785	
Ttl Gross Liv / Lease Area		1,532	2,468			298,673	

