Property Location 86 SOMERSVILLE RD | Map ID 82/ 2/ B/ / | Bldg Name | State Use 101
Vision ID 5666 | Account # 5748 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:01:14

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
BARCOMB BRIANNA				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
86 SOMERSVILLE RD				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_393464_2839681

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates 6/13/22	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	601300	601,300
RES LAND	101	155400	155,400
Total		756,700	756,700

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BARCOMB BRIANNA	23430	0273	09-21-2020	Q	V	137,000	00
LEVESQUE BRIAN J	21993	0007	12-18-2017	Q	I	110,000	00
H + H REALTY INC	09732	0001	01-02-1997	U	I	147,000	
PAGOS JOSEPH P	06893	0599	07-07-1989	U	I	160,000	
ALBAN STEVEN D	06800	0471	04-08-1988	U	I	106,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	536,400	2024	101	500,500	2023	101	459,100
	101	155,400		101	155,400		101	142,200
	Total	691,800		Total	655,900		Total	601,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	601,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	155,400
Special Land Value	0
Total Appraised Parcel Value	756,700
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	756,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202101920	06-02-2021	2	DWELLING	280,000	06-13-2022	100	06-13-2022	2,646 SF SFH-915 S
20182769	09-11-2018	5	DEMOLITION	4,200	06-13-2019	100	06-13-2019	
201802769	09-11-2018	5	DEMOLITION	4,200	06-13-2019	100	06-13-2019	DWELLING
77	04-01-1995	MN	Manual Note	4,500				RE FR WDST
285	01-01-1985	MN	Manual Note					FLUE

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-13-2022			400	25	OC VISIT
07-01-2021			400	15	PERMIT VISIT
06-30-2021			334	15	PERMIT VISIT
06-13-2019			400	15	PERMIT VISIT

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				1.670	AC	7,000.00	1.000	0		0.50	MG	1.00	TOP4		0			1.000	3,500	5,800
						Total Card Land Units	2.59	AC	Parcel Total Land Area:	2.59												Total Land Value	155,400

Property Location 86 SOMERSVILLE RD | Map ID 82/ 2/ B/ / | Bldg Name | State Use 101
Vision ID 5666 | Account # 5748 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:01:15

CONSTRUCTION DETAIL

Element	Cd	Description
Style	18	SPLIT ENT
Model	01	RESIDENTIAL
Grade	B+	GOOD (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	9	STONE
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	3	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

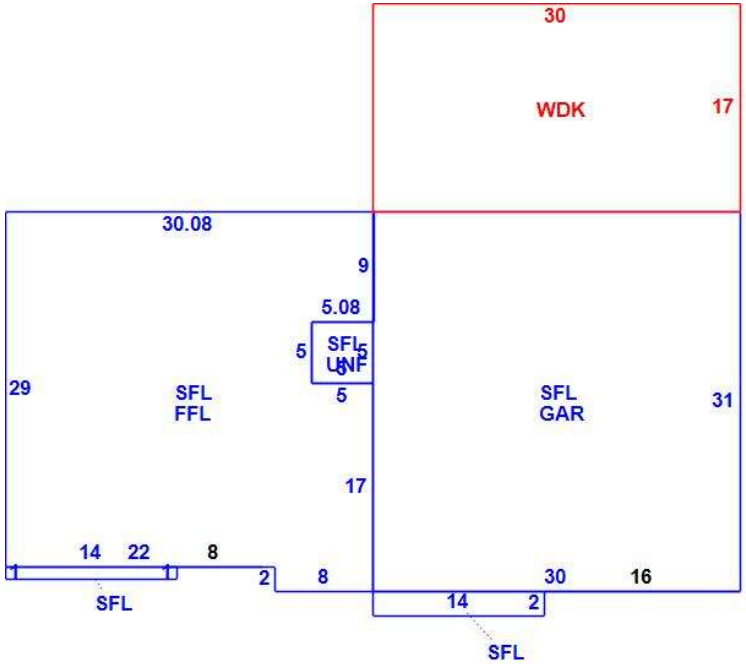
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	136.18
RCN	607,343
Net Other Adj	
Year Built	2022
Effective Year Built	2024
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	99
RCNLD	601,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	862	862		189.20	163,093
GAR	GARAGE	0	930		75.68	70,384
SFL	2ND FLOOR	1,859	1,859		189.20	351,729
UNF	UNFIN FIRST FLR	0	25		113.52	2,838
WDK	WOOD DECK	0	510		37.84	19,299
	Ttl Gross Liv / Lease Area	2,721	4,186			607,343