

Property Location: 25 CROSS MEADOW RD
Vision ID: 4752

Account #4825

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 101
Print Date: 12/28/2014 18:28

CURRENT OWNER

FERRERO DANIEL J + LINDA B TR

25 CROSS MEADOW RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTIAL RES LAND

Code

101101

Appraised Value

234,900103,700

Assessed Value

234,900103,700

1006

EAST LONGMEADOW, MA

VISION

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_389374_2851969

Received Prior ID

Owner Occ Y

Final Area 2239

Current Ac. .61983

ASSOC PID#

Total

338,600

338,600

RECORD OF OWNERSHIP

FRANKLIN DANIEL M + KRISTEN M

FERRERO DANIEL J + LINDA B TR

FERRERO LOUIS J ,

MALINSKI JOHN P + LORI S

BK-VOL/PAGE

20441/ 74

19328/ 383

08876/ 0072

05809/ 0573

SALE DATE

09/26/2014

06/29/2012

06/30/1994

05/09/1985

q/u

Q

U

U

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v/i

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SALE PRICE

315,000

310,000

199,000

27,900

V.C.

00

00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

225,600

107,300

600

333,500

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

226,100

104,600

600

331,300

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

227,400

98,900

600

326,900

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NG

NOTES

PER MARTY GRUDGEN -BD OF ASSESSOR, NOT A FAMILY SALE

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

234,900

0

0

103,700

0

338,600

C

0

338,600

BUILDING PERMIT RECORD

Permit ID

201203257

295

154

Issue Date

10/11/2012

11/21/1996

06/12/1995

Type

20

MN

MN

Description

WOOD STOVE

Manual Note

Manual Note

Amount

2,800

1,200

5,800

Insp. Date

% Comp.

0

0

0

Date Comp.

Comments

FIREPLACE INSERT

SHED

PORCH

VISIT/ CHANGE HISTORY

Date

10/31/2014

05/31/2013

05/31/2012

04/25/2008

07/31/2001

Type

IS

ID

317

317

317

317

247

Cd.

3

15

15

3

2

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

PERMIT VISIT

MEAS+INSPCTD

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

27,000

SF

Unit Price

3.10

I. Factor

1.2400

S.A.

8

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NG

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

3.84

Land Value

103,700

Total Card Land Units:

0.62

AC

Parcel Total Land Area:

0.62

AC

Total Land Value:

103,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B		GOOD	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			92.90
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			276,370
AC Type	03		FULL	AYB			1987
Bedrooms	3			EYB			1999
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			15
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			85
Bsmt Garage				Apprais Val			234,900
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	2,239		18.59	41,618						
EFP	ENCL PORCH	0	224		27.79	6,224						
FFL	1ST FLOOR	2,239	2,239		92.90	207,998						
GAR	GARAGE	0	528		37.12	19,601						
OFF	OPEN PORCH	0	95		9.78	929						
Ttl. Gross Liv/Lease Area:		2,239	5,325	2,975		276,370						

