

Property Location: 49 FERNWOOD DR

MAP ID:63/ 22/ 4/ /

Bldg Name:

State Use:101

Vision ID: 4844

Account #4918

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 18:52

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION
HOBBS DECLAN A FITZGERALD HOBBS PATRICIA ANN 49 FERNWOOD DR EAST LONGMEADOW, MA 01028 Additional Owners:						1		TYPCL						Description		Code		Appraised Value		Assessed Value		
														RESIDENTL.		101		99,600		99,600		
														RES LAND		101		104,900		104,900		
														RESIDENTL.		101		900		900		
SUPPLEMENTAL DATA																						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_389672_2849815										Received Prior ID Owner Occ Y Final Area 1206 Current Ac. .93647 ASSOC PID#												
Total														205,400				205,400				

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
HOBBS DECLAN A HOBBS DECLAN A + PATRICIA ANN HOBBS,DECLAN A HOBBS FAMILY TRUST THE,DECLAN A HOBBS,DECLAN A GUIDETTE LORRAINE S,				20059/ 203 13052/ 509 13038/ 289 11449/ 445 BK-10177-P-077 09641/ 0111		10/16/2013 03/20/2003 03/14/2003 12/19/2000 02/27/1998 10/01/1996		U	I	1 1 1 1 135,000 1		1F A A A A A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2014	B	98,200		2013	B	104,500		2012	B	109,500	
													2014	L	108,100		2013	L	110,100		2012	L	104,100	
													2014	O	1,000		2013	O	1,000		2012	O	1,100	
													Total:		207,300		Total:		215,600		Total:		214,700	

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 99,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 900 Appraised Land Value (Bldg) 104,900 Special Land Value 0 Total Appraised Parcel Value 205,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 205,400											
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.	
Total:																							

ASSESSING NEIGHBORHOOD												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing		Batch		
0001/A								101		MG		

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	
																	06/07/2007 11/19/2001 10/01/2001 05/13/2000 07/03/1992				311 247 250 247 131	2 14 22 2 14	MEASURED INSPECTED MAILER SENT MEASURED INSPECTED	

LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing				S Adj Fact	Adj. Unit Price	Land Value					
																	Spec Use		Spec Calc									
1	101	ONE FAM	RA				40,000		2.20	1.1900	7	1.0000	1.00	MG	1.00						1.00	2.62	104,800					
1	101	ONE FAM	RA				0.02	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00						1.00	7,000.00	100					
Total Card Land Units:								0.94	AC	Parcel Total Land Area:								0.94	AC	Total Land Value:								104,900

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	C+		AVG. (+)	FBM Sqft				
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2								
Interior Floor 1	3		HARDWOOD					
Interior Floor 2	6		CERAMIC TL	Adj. Base Rate:				97.33
Heat Fuel	1		OIL	Replace Cost				163,215
Heat Type	3		FORCED H/W					
AC Type	01		NONE	AYB				1956
Bedrooms	3			EYB				1975
Full Baths	1			Dep Code				AV
Half Baths	0			Remodel Rating				
Extra Fixtures	0			Year Remodeled				
Total Rooms	6			Dep %				39
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				Overall % Cond				61
Bsmt Garage				Apprais Val				99,600
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				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	144	7.48	2002	G		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,026		19.45	19,952	
FFL	1ST FLOOR	1,206	1,206		97.33	117,375	
GAR	GARAGE	0	440		38.93	17,129	
OSP	SCRN PORCH	0	144		14.87	2,141	
WDK	WOOD DECK	0	484		13.67	6,618	

Ttl. Gross Liv/Lease Area:		1,206	3,300	1,677	163,215		
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