

Property Location: 35 FERNWOOD DR

Vision ID: 4846

Account #4920

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

MAP ID:63/ 24/ 2/ /

State Use:101

Print Date:12/28/2014 18:53

CURRENT OWNER

NELSON JEANINE D TR

35 FERNWOOD DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F\_389972\_2849737

Received

Prior ID

Owner Occ Y

Final Area 1170

Current Ac. .58143

ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

118,700

118,700

RES LAND

101

98,800

98,800

RESIDENTL.

101

500

500

Total

218,000

218,000

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

NELSON JEANINE D TR

13485/ 118

08/07/2003

U

I

1 A

NELSON BLAINE R TRUSTEE OF,

09273/ 0429

10/11/1995

U

I

1 A

NELSON BLAINE R + JEANINE

02432/ 0502

11/22/1955

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

113,600

2013

B

113,100

2012

B

117,400

2014

L

102,100

2013

L

103,900

2012

L

98,300

2014

O

500

2013

O

500

2012

O

500

Total:

216,200

Total:

217,500

Total:

216,200

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MG

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

118,700

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

500

Appraised Land Value (Bldg)

98,800

Special Land Value

0

Total Appraised Parcel Value

218,000

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

218,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

06/07/2007

10/15/2001

05/13/2000

04/24/1992

01/29/1981

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

311

3

MEAS+INSPCTD

247

14

INSPECTED

247

2

MEASURED

131

3

MEAS+INSPCTD

500

3

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RA

25,327 SF

3.28

1.1900

7

1.0000

1.00

MG

1.00

1.00

3.90

98,800

Total Card Land Units:

0.58 AC

Parcel Total Land Area:

0.58 AC

Total Land Value:

98,800

| 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                        | 359         |     |             |
| Stories             | 1.00 |     | 1 Story     | Int vs Ext                      | S           |     |             |
| Foundation          | 1    |     | CONCRETE    | MIXED USE                       |             |     |             |
| Exterior Wall 1     | 1    |     | WOOD SHING  | Code                            | Description |     | Percentage  |
| Exterior Wall 2     |      |     |             | 101                             | ONE FAM     |     | 100         |
| Roof Structure      | 1    |     | GABLE       |                                 |             |     |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |     |             |
| Interior Wall 1     | 2    |     | PLASTER     |                                 |             |     |             |
| Interior Wall 2     |      |     |             | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 1    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             |     | 103.05      |
| Interior Floor 2    | 4    |     | CARPET      |                                 |             |     |             |
| Heat Fuel           | 1    |     | OIL         | Replace Cost                    |             |     | 162,606     |
| Heat Type           | 3    |     | FORCED H/W  | AYB                             |             |     | 1955        |
| AC Type             | 01   |     | NONE        | EYB                             |             |     | 1987        |
| Bedrooms            | 3    |     |             | Dep Code                        |             |     | GD          |
| Full Baths          | 1    |     |             | Remodel Rating                  |             |     |             |
| Half Baths          | 0    |     |             | Year Remodeled                  |             |     |             |
| Extra Fixtures      | 0    |     |             | Dep %                           |             |     | 27          |
| Total Rooms         | 6    |     |             | Functional Obslnc               |             |     |             |
| Bath Style          | A    |     | AVERAGE     | External Obslnc                 |             |     |             |
| Kitchen Style       | A    |     | AVERAGE     | Cost Trend Factor               |             |     | 1           |
| Kitchens            | 1    |     |             | Condition                       |             |     |             |
| Extra Kitchens      | 0    |     |             | % Complete                      |             |     |             |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             |     | 73          |
| Basement Floor      | 12   |     |             | Apprais Val                     |             |     | 118,700     |
| Bsmt Garage         |      |     |             | Dep % Ovr                       |             |     | 0           |
| Units               | 1    |     |             | Dep Ovr Comment                 |             |     |             |
| WS Flues            | 1    |     |             | Misc Imp Ovr                    |             |     | 0           |
| FBM Quality         | 1    |     |             | Misc Imp Ovr Comment            |             |     |             |
| Fireplaces          | 1    |     |             | 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   | 120   | 7.48       | 1985 | A   |       | AV  | 60   | 500       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 1,026      |           | 20.59     | 21,124          |  |
| FFL                               | 1ST FLOOR   | 1,170       | 1,170      |           | 103.05    | 120,563         |  |
| GAR                               | GARAGE      | 0           | 440        |           | 41.22     | 18,136          |  |
| WDK                               | WOOD DECK   | 0           | 192        |           | 14.49     | 2,782           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,170       | 2,828      | 1,578     |           | 162,606         |  |

