

Property Location: 161 FERNWOOD DR

Account #4889

MAP ID:62/ 52/ 42/ /

Bldg Name:

State Use:101

Vision ID: 4815

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2015 10:28

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION												
BRETTA ROLAND P BRETTA LILLIAN E 161 FERNWOOD DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value						
											RESIDENTL.		101						140,900		140,900						
											RES LAND		101						100,000		100,000						
											RESIDENTL.		101		13,800		13,800										
SUPPLEMENTAL DATA																											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_389016_2851351						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																					
Total											254,700				254,700												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
BRETTA ROLAND P				04422/ 0197		05/17/1977		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2015	101	140,900		2014	B	148,000		2013	B	149,100				
													2015	101	100,000		2014	L	103,300		2013	L	105,200				
													2015	101	13,800		2014	O	14,400		2013	O	14,500				
													Total:		254,700		Total:		265,700		Total:		268,800				
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description			Amount		Code	Description		Number	Amount											Comm. Int.					
Total:																											
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 140,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 13,800 Appraised Land Value (Bldg) 100,000 Special Land Value 0 Total Appraised Parcel Value 254,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 254,700															
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						
69		04/01/1992		MN	Manual Note		1,500			0			DECK		11/16/2007				317	14	INSPECTED						
196		01/01/1984		MN	Manual Note		0			0			POOL		11/07/2007				317	2	MEASURED						
155		01/01/1983		MN	Manual Note		0			0			BARN		05/11/2000				250	22	MAILER SENT						
															05/10/2000				247	2	MEASURED						
															02/16/1993				131	15	PERMIT VISIT						
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		S Adj Fact	Adj. Unit Price	Land Value				
1	101	ONE FAM			RA				28,409 SF	2.96	1.1900	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc	1.00	3.52	100,000				
Total Card Land Units:									0.65	AC	Parcel Total Land Area:									0.65	AC	Total Land Value:					100,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	21		SPLIT LEVL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C+		AVG. (+)	FBM Sqft	288		
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	4		CARPET	Adj. Base Rate:			105.66
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			
AC Type	03		Full	AYB			
Bedrooms	4			EYB			
Full Baths	2			Dep Code			
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond			
Bsmt Garage				Apprais Val			
Units	1			Dep % Ovr			
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			
Fireplaces	2			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	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	120	7.48	1983	A		GD	70	600
11	POOL I-V	OB	Outbuilding	L	648	29.00	1984	A		GD	70	13,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	576		21.10	12,151
EFP	ENCL PORCH	0	264		31.62	8,347
FFL	1ST FLOOR	1,224	1,224		105.66	129,329
GAR	GARAGE	0	460		42.26	19,442
LLV	LOWR LEVEL	0	576		26.42	15,215
PAT	PATIO	0	132		5.60	740
WDK	WOOD DECK	0	352		14.71	5,177
Ttl. Gross Liv/Lease Area:		1,224	3,584	1,802		190,401

