

Print Date: 12/01/2015 16:04

CURRENT OWNER						TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT															
FERRERO JOHN E 26 FORBES HILL RD EAST LONGMEADOW, MA 01028 Additional Owners:										TYPCL												Description		Code		Appraised Value		Assessed Value									
																						RESIDNTL.		101		120,800		120,800									
																						RES LAND		101		294,600		294,600									
																						RESIDNTL.		101		35,800		35,800									
						SUPPLEMENTAL DATA												Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																			
						Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_394127_2839395																				Total		451,200		451,200							
RECORD OF OWNERSHIP						BK-VOL/PAGE				SALE DATE				q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
FERRERO JOHN E FERRERO WILLIAM J +,						16514/ 135 02915/ 0437				02/16/2007 11/02/1962				U	I	1 0				A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
																					2015	101	120,800		2014	B	120,800		2013	B	130,100						
																					2015	101	294,600		2014	L	297,800		2013	L	299,800						
																35,800				2014	O	24,400		2013	O	24,400											
																				Total:	451,200		Total:	443,000		Total:	454,300										
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description				Amount				Code	Description				Number				Amount											Comm. Int.							
											SEWER BETTERMEN																										
																										APPRAISED VALUE SUMMARY											
																										Appraised Bldg. Value (Card) 120,800											
																										Appraised XF (B) Value (Bldg) 0											
																										Appraised OB (L) Value (Bldg) 35,800											
																										Appraised Land Value (Bldg) 294,600											
																										Special Land Value 0											
																										Total Appraised Parcel Value 451,200											
																										Valuation Method: C											
																										Adjustment: 0											
																										Net Total Appraised Parcel Value 451,200											
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					
																								06/14/2005						274	3	MEAS+INSPCTD					
																								11/22/1999						247	3	MEAS+INSPCTD					
																								10/28/1991						107	3	MEAS+INSPCTD					
																								11/17/1980						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				S Adj Fact	Adj. Unit Price		Land Value							
1	101	ONE FAM				RAA				40,000 SF		2.20	1.1900	7	1.0000	1.00	MG	1.00					Spec Use				Spec Calc	1.00	2.62		104,800						
1	101	ONE FAM				RAA				12.91 AC		7,000.00	1.0000	0	1.0000	0.70	MG	1.00	TOP3				DEV2				3.00	14,700.00		189,800							
Total Card Land Units:										13.83 AC		Parcel Total Land Area:										13.83 AC				Total Land Value:										294,600	

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	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		90.86	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost		197,993	
AC Type	01		NONE	AYB		1962	
Bedrooms	3			EYB		1975	
Full Baths	2			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	12			Overall % Cond		61	
Bsmt Garage	1			Apprais Val		120,800	
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
31	BARN			L	2,520	16.10	1965	A		FR	50	20,300
02	SHED/FR			L	200	7.48	1965	F		FR	50	700
02	SHED/FR			L	770	7.48	1965	F		FR	50	2,600
31	BARN			L	1,260	16.10	1963	A		AV	60	12,200

Ttl. Gross Liv/Lease Area:			1,612	4,370	2,179		197,993
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