

Property Location: 112 FERNWOOD DR
Vision ID: 4766

Account #4839

MAP ID: 62/ 1/ 25/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 22:59

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION														
CAVANAUGH DONALD J CAVANAUGH JANE A 112 FERNWOOD DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						153,700		153,700								
											RES LAND		101						113,000		113,000								
											RESIDENTL.		101						12,100		12,100								
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388946 2850340							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
CAVANAUGH DONALD J				04449/ 0159		07/11/1977		U	1	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2017	101	150,800		2016	101	149,200		2015	101	149,200						
													2017	101	111,000		2016	101	107,400		2015	101	107,400						
													2017	101	12,100		2016	101	12,100		2015	101	12,100						
													Total:		273,900		Total:		268,700		Total:		268,700						
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)153,700 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)12,100 Appraised Land Value (Bldg)113,000 Special Land Value0 Total Appraised Parcel Value278,800 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value278,800																	
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																													
GAR ANGLED																													
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						
201502930		11/30/2015		9	ALTERATION			1,225		04/20/2017		100	04/20/2017		ENTRY DOOR		04/20/2017				317	15	PERMIT VISIT						
201500354		02/17/2015		62	SOLAR			16,000		04/17/2015		100	04/08/2016				04/08/2016				317	15	PERMIT VISIT						
37		03/07/2002		1	PORCH			31,000				0			SUNROOM		04/17/2015				317	15	PERMIT VISIT						
83		01/01/1985		MN	Manual Note			0				0			SHED		06/21/2007				311	14	INSPECTED						
																	06/14/2007				311	2	MEASURED						
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				40,000 SF		2.32	1.1900	7	1.0000	1.00	MG	1.00			Spec Use		Spec Calc	1.00		2.76	110,400			
1	101	ONE FAM			RA				0.37 AC		7,000.00	1.0000	0	1.0000	1.00	MG	1.00							7,000.00	2,600				
Total Card Land Units:									1.29 AC		Parcel Total Land Area:				1.29 AC				Total Land Value:									113,000	

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	938		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
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	4		SOLID WOOD				
Interior Floor 1	4		CARPET				
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	1						
Fireplaces	2						
				Replace Cost		219,571	
				AYB		1958	
				EYB		1987	
				Dep Code		GD	
				Remodel Rating			
				Year Remodeled			
				Dep %		30	
				Functional Obslnc			
				External Obslnc			
				Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		70	
				Apprais Val		153,700	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				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
11	POOL I-V	OB	Outbuilding	L	648	29.00	1986	A		AV	60	11,300
02	SHED/FR			L	80	7.48	1985	A		GD	70	400
02	SHED/FR			L	96	7.48	1986	A		AV	60	400
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1987		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,340		20.85	27,942	
EFP	ENCL PORCH	0	153		31.35	4,796	
FFL	1ST FLOOR	1,556	1,556		104.26	162,228	
GAR	GARAGE	0	528		41.66	21,999	
OPF	OPEN PORCH	0	160		10.43	1,668	
WDK	WOOD DECK	0	64		14.66	938	
Ttl. Gross Liv/Lease Area:		1,556	3,801	2,106		219,571	

