

Property Location: 71 FERNWOOD DR  
Vision ID: 4840

Account #4914

MAP ID: 63/ 19/ 7/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 23:16

CURRENT OWNER

ENCALADE MADELINE T

71 FERNWOOD DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

264,100

Appraised Value

154,600

108,400

1,100

264,100

Assessed Value

154,600

108,400

1,100

264,100

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

ENCALADE MADELINE T

ENCALADE JACOB C +,

HAMLIN

BK-VOL/PAGE

18315/ 547

06224/ 211

02497/ 0398

SALE DATE

05/05/2010

09/15/1986

09/21/1956

q/u

U

U

U

v/i

1

1

1

SALE PRICE

1

159,900

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

152,100

106,200

1,100

259,400

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

150,500

102,700

1,100

254,300

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

150,500

102,700

1,100

254,300

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

154,600

0

1,100

108,400

0

264,100

C

0

264,100

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201702019

07/11/2017

25

WINDOWS

5,403

0

2 REPLACEMENT

201602508

09/27/2016

1

PORCH

35,000

04/20/2017

100

04/20/2017

14X18 SUNROOM REPL

61

04/28/1997

MN

Manual Note

1,800

0

SHED

223

09/01/1989

MN

Manual Note

15,000

0

ADDITION

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/20/2017

317

15

PERMIT VISIT

06/07/2007

311

3

MEAS+INSPCTD

10/16/2001

247

14

INSPECTED

05/13/2000

247

2

MEASURED

01/16/1998

200

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

1

101

ONE FAM

RA

35,414 SF

2.57

1.1900

7

1.0000

1.00

MG

1.00

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1.00

3.06

108,400

Total Card Land Units:

0.81 AC

Parcel Total Land Area:

0.81 AC

Total Land Value:

108,400

| 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                     | 0           |         | NO          |
| Grade               | C+   |     | AVG. (+)    | FBM Sqft                        | 725         |         |             |
| Stories             | 1.00 |     | 1 STORY     | Int vs Ext                      | S           |         | SAME        |
| Foundation          | 2    |     | CONC BLOCK  | 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      |                                 |             |         |             |
| Interior Floor 2    |      |     |             | Adj. Base Rate:                 |             | 110.79  |             |
| Heat Fuel           | 1    |     | OIL         | Replace Cost                    |             | 220,911 |             |
| Heat Type           | 3    |     | FORCED H/W  |                                 |             | 1957    |             |
| AC Type             | 01   |     | NONE        |                                 |             | 1987    |             |
| Bedrooms            | 3    |     |             |                                 |             | GD      |             |
| Full Baths          | 3    |     |             |                                 |             |         |             |
| Half Baths          | 0    |     |             | Remodel Rating                  |             |         |             |
| Extra Fixtures      | 0    |     |             | Year Remodeled                  |             |         |             |
| Total Rooms         | 7    |     |             | Dep %                           |             | 30      |             |
| 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   |     | CONCRETE    | Overall % Cond                  |             | 70      |             |
| Bsmt Garage         |      |     |             | Apprais Val                     |             | 154,600 |             |
| Units               | 1    |     |             | Dep % Ovr                       |             | 0       |             |
| WS Flues            |      |     |             | Dep Ovr Comment                 |             |         |             |
| FBM Quality         | 3    |     |             | Misc Imp Ovr                    |             | 0       |             |
| Fireplaces          | 2    |     |             | 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   | 112   | 7.48       | 1987 | A   |       | AV  | 60   | 500       |
| 02                                                             | SHED/FR     |     |              | L   | 112   | 7.48       | 1997 | G   |       | AV  | 60   | 600       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BMT                               | BASEMENT    | 0           | 660        |           | 22.16     | 14,624          |
| EFP                               | ENCL PORCH  | 0           | 270        |           | 33.24     | 8,974           |
| FFL                               | 1ST FLOOR   | 1,410       | 1,410      |           | 110.79    | 156,211         |
| GAR                               | GARAGE      | 0           | 440        |           | 44.32     | 19,499          |
| LLV                               | LOWR LEVEL  | 0           | 725        |           | 27.66     | 20,053          |
| PAT                               | PATIO       | 0           | 284        |           | 5.46      | 1,551           |
| Ttl. Gross Liv/Lease Area:        |             | 1,410       | 3,789      | 1,994     |           | 220,911         |

