Property Location: 25 FERNWOOD DR **MAP ID:** 63/ 25/ 1/ / **Bldg Name:** **State Use:** 101

Vision ID: 4847 **Account #** 4921 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/15/2017 23:18

CURRENT OWNER

MACKECHNIE JEFF A

25 FERNWOOD DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_390175_2849758	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	91,600	91,600
RES LAND	101	104,900	104,900
RESIDNTL.	101	2,300	2,300
	Total	198,800	198,800

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MACKECHNIE JEFF A	16457/ 508	01/17/2007	U	I	217,000	
GILBERT DIANE C/P R WALLACE +,	09729/ 0257	12/31/1996	U	I	1	A
WALLACE DOROTHY P	09272/ 0216	10/10/1995	U	I	1	A
WALLACE THEODOR G	05514/ 0598	10/14/1983	U	I	61,900	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	101	93,400	2016	101	92,400	2015	101	92,400
2017	101	102,700	2016	101	99,300	2015	101	99,300
2017	101	2,300	2016	101	2,300	2015	101	2,300
	Total:	198,400		*Total:*	194,000		*Total:*	194,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	91,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	2,300
Appraised Land Value (Bldg)	104,900
Special Land Value	0
Total Appraised Parcel Value	198,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	198,800

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MG

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201202642	07/10/2012	11	POOL	2,200		0		21FT ABOVE GRD
123	01/01/1984	MN	Manual Note	0		0		SHED

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/10/2013			317	15	PERMIT VISIT
05/31/2007			311	3	MEAS+INSPCTD
10/30/2001			247	14	INSPECTED
10/01/2001			250	22	MAILER SENT
05/13/2000			247	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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				26,753	SF	3.29	1.1900	7	1.0000	1.00	MG	1.00				1.00	3.92	104,900

Total Card Land Units: 0.61 AC **Parcel Total Land Area:** 0.61 AC **Total Land Value:** 104,900

Property Location: 25 FERNWOOD DR **MAP ID:** 63/ 25/ 1/ / **Bldg Name:** **State Use:** 101

Vision ID: 4847 **Account #**4921 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/15/2017 23:18

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C+		AVG. (+)
Stories	1.00		1 STORY
Foundation	1		CONCRETE
Exterior Wall 1	1		WOOD SHING
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2			
Heat Fuel	1		OIL
Heat Type	3		FORCED H/W
AC Type	01		NONE
Bedrooms	3		
Full Baths	1		
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			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

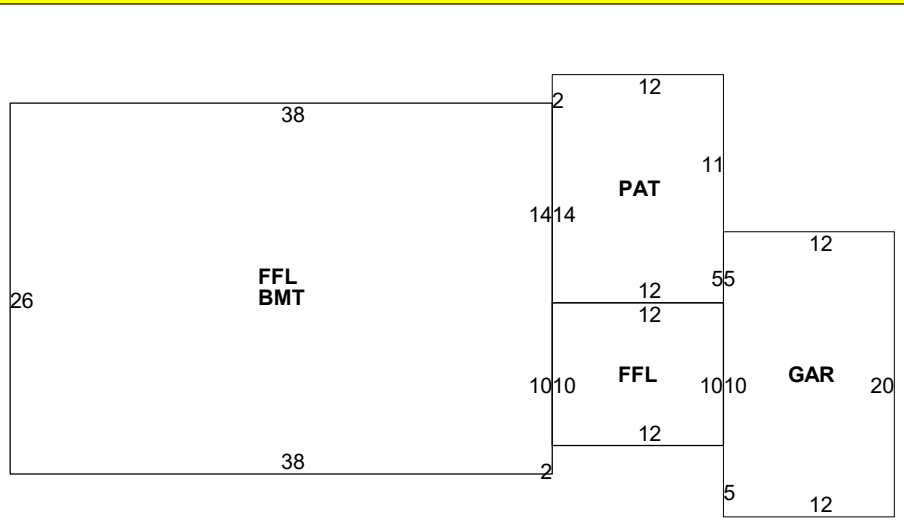
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	113.86
Replace Cost	160,766
AYB	1965
EYB	1974
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	43
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	57
Apprais Val	91,600
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
02	SHED/FR			L	240	7.48	1984	G		AV	60	1,300
07	POOL A-C	OB	Outbuilding	L	21	69.00	2012	A		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	988		22.82	22,544
FFL	1ST FLOOR	1,108	1,108		113.86	126,153
GAR	GARAGE	0	240		45.54	10,930
PAT	PATIO	0	192		5.93	1,139
	Ttl. Gross Liv/Lease Area:	1,108	2,528	1,412		160,766