

Property Location: 42 FERNWOOD DR										MAP ID: 63/ 4/ 12/ /										Bldg Name:										State Use: 101																													
Vision ID: 4859										Account #4933										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/07/2018 17:34									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 42 ST LONGMEADOW, MA <																			

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	405							
Stories	1.00		1 STORY	Int vs Ext	S		SAME					
Foundation	1		CONCRETE	MIXED USE								
Exterior Wall 1	3		ALUMINUM	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	3		HARDWOOD									
Interior Floor 2	4		CARPET									
Heat Fuel	1		OIL									
Heat Type	3		FORCED H/W									
AC Type	03		FULL									
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	3											
Fireplaces	1											
								Adj. Base Rate:				120.22
								Replace Cost				196,805
				AYB				1956				
				EYB				1981				
				Dep Code				AG				
				Remodel Rating								
				Year Remodeled								
				Dep %				37				
				Functional Obslnc								
				External Obslnc								
				Cost Trend Factor				1				
				Condition								
				% Complete								
				Overall % Cond				63				
				Apprais Val				124,000				
				Dep % Ovr				0				
				Dep Ovr Comment								
				Misc Imp Ovr				0				
				Misc Imp Ovr Comment								
				Cost to Cure Ovr				0				
				Cost to Cure Ovr Comment								

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BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,013		24.09	24,405	
EFP	ENCL PORCH	0	144		35.90	5,170	
FFL	1ST FLOOR	1,206	1,206		120.22	144,989	
GAR	GARAGE	0	462		48.14	22,241	

Ttl. Gross Liv/Lease Area:		1,206	2,825	1,637		196,805	
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