

Property Location: 26 FORBES HILL RD
Vision ID: 6155

Account #6238

MAP ID: 95/ 43/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/10/2018 14:10

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION								
FERRERO JOHN E 26 FORBES HILL RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value										
											RESIDENTL.		101		131,900		131,900										
													RES LAND		101		300,200						300,200				
													RESIDENTL.		101		38,300						38,300				
SUPPLEMENTAL DATA																											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_394127_2839395						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#						Total										470,400		470,400			
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	1 1	1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2018	101	121,800		2017	101	122,100		2016	101	120,800				
													2018	101	300,200		2017	101	298,200		2016	101	294,600				
													2018	101	35,800		2017	101	35,800		2016	101	35,800				
													Total:		457,800		Total:		456,100		Total:		451,200				
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)131,900 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)38,300 Appraised Land Value (Bldg)300,200 Special Land Value0 Total Appraised Parcel Value470,400 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value470,400															
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.					
							SEWER BETTERMEN																				
Total:																											
ASSESSING NEIGHBORHOOD																											
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																
0001/A								101			MG																
NOTES																											
HORSE STALLS IN LARGE BARN																											
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							
															04/25/2018			333	2	MEASURED							
															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	2.32	1.1900	7	1.0000	1.00	MG	1.00	TOP3				1.00	2.76	110,400				
1	101	ONE FAM		RAA				12.91	AC	7,000.00	1.0000	0	1.0000	0.70	MG	1.00				DEV2	3.00	3.00	14,700.00	189,800			
Total Card Land Units:				13.83		AC		Parcel Total Land Area:				13.83 AC				Total Land Value:										300,200	

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		SAME
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:		106.21	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost		231,434	
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 %		43	
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		57	
Bsmt Garage	1			Apprais Val		131,900	
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
37	STABLE			L	160	17.25	1998	A		AV	60	1,700
37	STABLE			L	80	17.25	1998	A		AV	60	800

Ttl. Gross Liv/Lease Area:		1,612	4,370	2,179		231,434
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