

State Use 101
Print Date 12/18/2019 9:51:23 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
FEARN THOMAS R FEARN SUSAN E 52 MOORE ST EAST LONGMEADOW MA 01028 GIS ID F_377594_2852487												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	174600		174,600										
												RES LAND		101	85900		85,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600										
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
												Total		261,100		261,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
FEARN THOMAS R FERROS,CHARLES J DOMBROWSKI EDWARD L + DEN REM CONSTRUCTION INC CARABETTA				13198	0179	05-16-2003		U	I	205,000		1B 1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				08188	0091	09-30-1992		U	I	157,000				2019	101	170,200	2018	101	174,100	2017	101	168,200					
				07274	0157	09-22-1989		U	I	180,000				101	83,500	101	83,500	101	81,400								
				06846	0462	05-25-1988		U	I	1,500				101	600												
				06741	0335	01-27-1988		U	I	40,000				Total	254300	Total	257600	Total	249600								
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description			YEAR													Amount		Comm Int	
Total				0.00																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card) 174,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 85,900 Special Land Value 0 Total Appraised Parcel Value 261,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 261,100													
0001								101			MA																
NOTES																											
LOTS 390-391																											
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						
141		06-01-1989		MN	Manual Note		10,000						ADDN FGR SFR		05-10-2018					333	2	MEASURED					
139		05-01-1988		MN	Manual Note		60,000								07-19-2006							250		22		MAILER SENT	
															07-16-2004							328		16		FIELDREV CHG	
															04-29-2004							319		13		MISSED APPT	
															03-24-2004							250		22		MAILER SENT	
															03-15-2004							311		2		MEASURED	
															04-17-1992							131		14		INSPECTED	
LAND LINE VALUATION SECTION																											
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value			
1	101	ONE FAM		RC				13,000	SF	6.61	1.000	5	LAND	1.00	MA	1.00				0		1.000	6.61	85,900			
Total Card Land Units								0.298	AC	Parcel Total Land Area: 0.2984								Total Land Value								85,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		100.54
Interior Floor 1	4	CARPET	RCN		220,954
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1990
Heat Type	1	FORCED H/A	Effective Year Built		1997
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		79
Extra Kitchens	0		RCNLD		174,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	845		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	144	7.48	2010	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,132	1,132		135.64	153,542	
GAR	GARAGE	0	480		54.26	26,042	
LLV	LOWR LEVEL	0	1,056		33.91	35,808	
OFP	OPEN PORCH	0	84		12.92	1,085	
PAT	PATIO	0	320		6.78	2,170	
WDK	WOOD DECK	0	120		19.22	2,306	
Ttl Gross Liv / Lease Area		1,132	3,192	1,629		220,954	

