

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
BRETТА ROLAND P BRETТА LILLIAN E 161 FERNWOOD DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	158000		158,000																			
												RES LAND		101	108800		108,800																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13800		13,800																			
				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#																												
GIS ID F_389016_2851351												Total		280,600		280,600																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
BRETТА ROLAND P				04422		0197		05-17-1977		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
																		2019	101	153,900	2018	101	142,900	2017	101	103,400										
																			101	105,400		101	105,400		101	13,800										
																			101	13,800		101	13,800		101	13,800										
												Total		273100		Total		262100		Total		259600														
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																												
0001						101		MG																												
NOTES												Appraised BLDG. Value (Card)						158,000																		
												Appraised Xf (B) Value (Bldg)						0																		
												Appraised Ob (B) Value (Bldg)						13,800																		
												Appraised Land Value (Bldg)						108,800																		
												Special Land Value						0																		
												Total Appraised Parcel Value						280,600																		
												Valuation Method						C																		
												Adjustment																								
												Net Total Appraised Parcel Value						280,600																		
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								
69		04-01-1992		MN		Manual Note		1,500								DECK		06-27-2018						333		3		MEAS+INSPCTD								
196		01-01-1984		MN		Manual Note										POOL		11-16-2007						317		14		INSPECTED								
155		01-01-1983		MN		Manual Note										BARN		11-07-2007						317		2		MEASURED								
																		05-11-2000						250		22		MAILER SENT								
																		05-10-2000						247		2		MEASURED								
																		02-16-1993						131		15		PERMIT VISIT								
																		03-02-1992						170		3		MEAS+INSPCTD								
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		RA				28,409	SF	3.22		1.190	7	LAND	1.00	MG	1.00				0			1.000	3.83		108,800									
																		Total Card Land Units		0.652		AC	Parcel Total Land Area: 0.6522		Total Land Value										108,800	

Property Location 161 FERNWOOD DR
 Vision ID 4815 Account # 4889

Map ID 62/ 52/ 42/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/19/2019 4:12:00 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2				0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate	93.96	
Heat Fuel	1	OIL	RCN	225,736	
Heat Type	3	FORCED H/W	Net Other Adj		
AC Type	03	FULL	Year Built	1965	
Bedrooms	3		Effective Year Built	1988	
Full Baths	2		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %	30	
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style	A	AVERAGE	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	70	
FBM Sqft	288		RCNLD	158,000	
FBM Quality	3		Dep % Ovr		
Fireplaces	2		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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	120	7.48	1983	70	0.00	GD	A	1.00	600
11	POOL I-V	OB	Outbuildi	L	648	29.00	1984	70	0.00	GD	A	1.00	13,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	576		25.01	14,406
EFB	ENCL PORCH	0	264		37.49	9,896
FFL	1ST FLOOR	1,224	1,224		125.27	153,330
GAR	GARAGE	0	460		50.11	23,050
LLV	LOWR LEVEL	0	576		31.32	18,039
PAT	PATIO	0	132		6.64	877
WDK	WOOD DECK	0	352		17.44	6,138
Ttl Gross Liv / Lease Area		1,224	3,584	1,802		225,736

