

Property Location 10 FERNWOOD DR
 Vision ID 5371 Account # 5449

Map ID 75/ 9/ 15A/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 101
 Print Date 12/19/2019 5:41:40 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GIORDANO JOSEPH F GIORDANO SHARON A 10 FERNWOOD DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	273700	273,700												
						RES LAND	101	97700	97,700												
						RESIDNTL.	101	1300	1,300												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates 10/19/2012 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_390504_2849734						Total				372,700	372,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GIORDANO JOSEPH F TORCIA MICHAEL A, SCIBELLI SALVATORE A, AGNOLI JOHN L, AGNOLI JOHN HEIRS + DEVISEES +,		19591	0490	12-13-2012	U	I	342,500	00	Year	Code	Assessed	Year	Code	Assessed							
		18768	0382	05-11-2011	U	V	50,000	1	2019	101	266,300	2018	101	249,400							
		18399	0315	08-03-2010	U	V	30,000	1T		101	94,900		101	93,200							
		10677	0154	03-08-1999	U	I	1	1A		101	1,300		101	1,300							
		03178	0691	04-11-1966	U	I	0		Total		362500	Total		345600	Total	331500					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 273,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 97,700 Special Land Value 0 Total Appraised Parcel Value 372,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 372,700												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MG													
NOTES																					
FY2012 SUB 1077 LOT B - BOOK PLAN 358 P126																					
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							
201301431 206	04-19-2013 07-14-2011	10 2	SHED DWELLING	4,995 190,000				12X20" OC 10/19/2012 48X	07-16-2019 06-28-2013 07-06-2012 03-30-2012 03-30-2012			334 317 400 317 317	2 15 25 2 15	MEASURED PERMIT VISIT OC VISIT MEASURED PERMIT VISIT							
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				28,230 SF	3.23	1.190	7	LAND	0.90	MG	1.00	ESM1		0		1.000	3.46	97,700
Total Card Land Units							0.648	AC	Parcel Total Land Area: 0.6481							Total Land Value					97,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys		
Stories	2.00	2 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		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	85.41	
Interior Floor 2	4	CARPET	RCN	285,053	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2011	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	4	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	96	
Extra Kitchen St			RCNLD	273,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	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	240	7.48	2013	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	832		23.37	19,441	
FFL	1ST FLOOR	832	832		117.11	97,438	
GAR	GARAGE	0	504		46.94	23,657	
SFL	2ND FLOOR	832	832		117.11	97,438	
TQS	3/4 STORY	378	504		87.83	44,269	
WDK	WOOD DECK	0	168		16.73	2,811	
Ttl Gross Liv / Lease Area		2,042	3,672	2,434		285,053	

