

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
FERRERO JOHN E 26 FORBES HILL RD EAST LONGMEADOW MA 01028 GIS ID F_394127_2839395												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	135700		135,700							
												RES LAND		101	303400		303,400							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	38300		38,300							
				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		477,400		477,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
FERRERO JOHN E FERRERO WILLIAM J +,				16514	0135	02-16-2007	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				02915	0437	11-02-1962	U	I	0		2019	101	131,900	2018	101	121,800	2017	101	122,100					
												101	300,200		101	300,200		101	298,200					
												101	38,300		101	35,800		101	35,800					
												Total		470400		Total		457800		Total		456100		
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int											
							SEWER BETTE																	
Total				0.00																				
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name		B		Tracing		Batch																
0001						101		MG																
NOTES																								
HORSE STALLS IN LARGE BARN														Appraised BLDG. Value (Card)								135,700		
														Appraised Xf (B) Value (Bldg)								0		
														Appraised Ob (B) Value (Bldg)								38,300		
														Appraised Land Value (Bldg)								303,400		
														Special Land Value								0		
														Total Appraised Parcel Value								477,400		
														Valuation Method								C		
														Adjustment										
														Net Total Appraised Parcel Value								477,400		
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 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	RAA				40,000		SF	2.39	1.190	7	LAND	1.00	MG	1.00			0		1.000	2.84	113,600	
1	101	ONE FAM	RAA				12.910		AC	7,000.00	1.000	0		0.70	MG	1.00	TOP3		0		DEV2	1.000	14,700.00	189,800
Total Card Land Units							13.828		AC	Parcel Total Land Area:			13.8283		Total Land Value								303,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	4	CARPET	Adj Base Rate	88.26	
Interior Floor 2	3	HARDWOOD	RCN	238,132	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1962	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	135,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
31	BARN			L	2,52	16.10	1965	50	0.00	FR	A	1.00	20,300
02	SHED/FR			L	200	7.48	1965	50	0.00	FR	F	0.90	700
02	SHED/FR			L	770	7.48	1965	50	0.00	FR	F	0.90	2,600
31	BARN			L	1,26	16.10	1963	60	0.00	AV	A	1.00	12,200
37	STABLE			L	160	17.25	1998	60	0.00	AV	A	1.00	1,700
37	STABLE			L	80	17.25	1998	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,612		21.83	35,190	
EFB	ENCL PORCH	0	240		32.79	7,869	
FFL	1ST FLOOR	1,612	1,612		109.29	176,167	
GAR	GARAGE	0	330		43.71	14,426	
OFF	OPEN PORCH	0	240		10.93	2,623	
PAT	PATIO	0	336		5.53	1,858	
Ttl Gross Liv / Lease Area		1,612	4,370	2,179		238,132	

