

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
VERTERAMO NICOLE E BRUCKER REBECCA J 131 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_389307_2850755												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	223400		223,400														
												RES LAND		101	113200		113,200														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13600		13,600														
				SUPPLEMENTAL DATA								Total		350,200		350,200															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
VERTERAMO NICOLE E FOERSTER WALTER E JR				20810 04704		0358 0083		07-31-2015 12-08-1978		Q U		I I		343,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
																		2020	101	212,100	2019	101	206,500	2018	101	191,300					
																			101	113,200		101	110,000		101	110,000					
																			101	13,600		101	13,600		101	13,600					
Total		338900		Total		330100		Total		314900																					
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 VALUE SUMMARY									
																						Appraised BLDG. Value (Card)									
												Appraised Xf (B) Value (Bldg)										0									
												Appraised Ob (B) Value (Bldg)										13,600									
												Appraised Land Value (Bldg)										113,200									
												Special Land Value										0									
												Total Appraised Parcel Value										350,200									
												Valuation Method										C									
												Adjustment																			
												Net Total Appraised Parcel Value										350,200									
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			
201702285		08-21-2017		91		INSULATION		4,287				0						06-27-2018						333		2		MEASURED			
146		06-07-1995		MN		Manual Note		25,000								REPAIR		04-25-2008						250		P1		PHONE MESSAG			
263		01-01-1984		MN		Manual Note										REMODEL		11-02-2007						317		2		MEASURED			
56		01-01-1983		MN		Manual Note										POOL		05-11-2000						250		22		MAILER SENT			
																		05-10-2000						247		2		MEASURED			
																		04-06-1996						107		15		PERMIT VISIT			
																		07-01-1992						190		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				39,163	SF	2.43	1.190	7	LAND	1.00	MG	1.00					0			1.000	2.89	113,200					
Total Card Land Units								0.899	AC	Parcel Total Land Area: 0.8991								Total Land Value										113,200			

Property Location 131 FERNWOOD DR
 Vision ID 4820 Account # 4894

Map ID 62/ 57/ 31/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 8:37:23 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
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	4	CARPET	Adj Base Rate	87.48	
Interior Floor 2	3	HARDWOOD	RCN	319,103	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1958	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	223,400	
FBM Sqft	834		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues	1		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1983	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	100	7.48	1973	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,112		22.73	25,273	
CFL	CATHEDRAL CE	238	238		117.19	27,892	
FFL	1ST FLOOR	1,112	1,112		113.84	126,594	
GAR	GARAGE	0	506		45.45	22,996	
OPF	OPEN PORCH	0	68		11.72	797	
SFL	2ND FLOOR	950	950		113.84	108,151	
WDK	WOOD DECK	0	462		16.02	7,400	
Ttl Gross Liv / Lease Area		2,300	4,448	2,803		319,103	

