

Property Location

26 FORBES HILL RD

Map ID

95/ 43/ 0/ /

Bldg Name

State Use

101

Vision ID

6155

Account #

6238

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:14:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FERRERO JOHN E 26 FORBES HILL RD EAST LONGMEADOW MA 01028 GIS ID F_394127_2839395		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	143400	143,400												
						RES LAND	101	303400	303,400												
						RESIDNTL.	101	38300	38,300												
		DRAINAGE		VIEW	COMMUNITY																
		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		485,100	485,100												
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 02915	0135 0437	02-16-2007 11-02-1962	U U	I I	1 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
									2020	101	135,700	2019	101	131,900	2018	101	121,800				
										101	303,400		101	300,200		101	300,200				
										101	38,300		101	38,300		101	35,800				
		Total						477400		Total		470400		Total		457800					
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																					
BUILDING PERMIT RECORD																					
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	TOP3		0	1.000	2.84	113,600	
1	101	ONE FAM	RAA				12.910 AC	7,000	1.000	0		0.70	MG	1.00			0	1.000	14,700	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	93.89	
Interior Floor 2	3	HARDWOOD	RCN	251,504	
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	143,400	
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		23.06	37,166	
EFB	ENCL PORCH	0	240		34.63	8,310	
FFL	1ST FLOOR	1,612	1,612		115.42	186,060	
GAR	GARAGE	0	330		46.17	15,236	
OPF	OPEN PORCH	0	240		11.54	2,770	
PAT	PATIO	0	336		5.84	1,962	
Ttl Gross Liv / Lease Area		1,612	4,370	2,179		251,504	

