Property Location 155 FERNWOOD DR | Map ID 62/ 53/ 39/ / | Bldg Name | State Use 101
Vision ID 4816 | Account # 4890 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/4/2021 12:14:09 A

CURRENT OWNER

SMITH EDWARD P + FRANCES L E
TABOR LISA A + SMITH PAUL E
155 FERNWOOD DR

EAST LONGMEADOW MA 01028

GIS ID F_389090_2851246

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE	VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	185400	185,400
RES LAND	101	118800	118,800
RESIDNTL.	101	800	800
	Total	305,000	305,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SMITH EDWARD P + FRANCES L E	15892	0221	05-05-2006	U	I	100	1A
SMITH EDWARD P + FRANCES L E +,	09929	0390	07-15-1997	U	I	1	1A
SMITH EDWARD P + FRANCES	09676	0237	11-05-1996	U	I	1	1A
SMITH EDWARD P + FRANCES	02879	0302	05-24-1962	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	101	177,900	2020	101	168,800	2019	101	164,300
	101	110,300		101	110,300		101	106,800
	101	800		101	800		101	800
	Total	289,000		Total	279,900		Total	271,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	185,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	800
Appraised Land Value (Bldg)	118,800
Special Land Value	0
Total Appraised Parcel Value	305,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	305,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202101185	04-06-2021	91	INSULATION	3,797		0		
280	09-07-2007	5	DEMOLITION	500				FILL IN INGROUND
312	10-01-1988	MN	Manual Note	18,000				FAM ROOM

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-25-2018			333	3	MEAS+INSPCTD
12-14-2007			317	15	PERMIT VISIT
11-07-2007			317	3	MEAS+INSPCTD
05-24-2000			247	14	INSPECTED
05-10-2000			247	2	MEASURED
05-20-1992			170	3	MEAS+INSPCTD
12-12-1988			107	15	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				31,510	SF	3.17	1.190	7	LAND	1.00	MG	1.00			0			1.000	3.77	118,800
						Total Card Land Units	0.72	AC	Parcel Total Land Area:	0.72												Total Land Value	118,800

Property Location	155 FERNWOOD DR	Map ID	62/ 53/ 39/ /	Bldg Name		State Use	101
Vision ID	4816	Account #	4890	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	11/4/2021 12:14:10 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	652	
FBM Quality	1	
Fireplaces	1	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

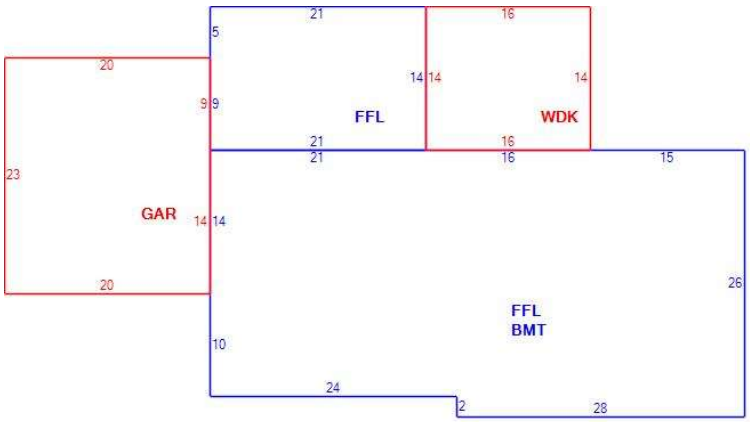
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	100.16
RCN	264,911
Net Other Adj	
Year Built	1966
Effective Year Built	1988
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	185,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	160	7.48	2006	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,304		25.57	33,337
FFL	1ST FLOOR	1,598	1,598		127.73	204,112
GAR	GARAGE	0	460		51.09	23,502
WDK	WOOD DECK	0	224		17.68	3,960
	Ttl Gross Liv / Lease Area	1,598	3,586	2,074		264,911