

Property Location

35 FERNWOOD DR

Map ID

63/ 24/ 2/ /

Bldg Name

State Use

101

Vision ID

4846

Account #

4920

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/4/2021 12:19:19 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
TRANGHESE CHRISTOPHER J ALBANO ALESANDRA 35 FERNWOOD DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	136200	136,200		
						RES LAND	101	116000	116,000		
						RESIDNTL.	101	400	400		
		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#					
GIS ID F_389972_2849737						Total				252,600	252,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TRANGHESE CHRISTOPHER J NELSON JEANINE D TR NELSON BLAINE R TRUSTEE OF, NELSON BLAINE R + JEANINE		21743	0480	06-29-2017	Q	I	228,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		13485	0118	08-07-2003	U	I	1	1A	2021	101	130,500	2020	101	123,700	2019	101	120,300
		09273	0429	10-11-1995	U	I	1	1A		101	107,400		101	107,400		101	104,300
		02432	0502	11-22-1955	U	I	0			101	400		101	400		101	400
		Total						Total		238,300		Total		231,500		Total 225,000	

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) 136,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 116,000 Special Land Value 0 Total Appraised Parcel Value 252,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 252,600									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MG	

NOTES									

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					
									07-20-2017			400	3	MEAS+INSPCTD					
									06-07-2007			311	3	MEAS+INSPCTD					
									10-15-2001			247	14	INSPECTED					
									05-13-2000			247	2	MEASURED					
									04-24-1992			131	3	MEAS+INSPCTD					
									01-29-1981			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	RA				25,327 SF	3.85	1.190	7	LAND	1.00	MG	1.00			0		1.000	4.58	116,000
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value					116,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		110.14
Interior Floor 1	3	HARDWOOD	RCN		216,186
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		136,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	359		Dep Ovr Comment		
FBM Quality	2		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	120	7.48	1985	50	0.00	FR	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,026		27.37	28,085	
FFL	1ST FLOOR	1,170	1,170		137.00	160,290	
GAR	GARAGE	0	440		54.80	24,112	
WDK	WOOD DECK	0	192		19.27	3,699	
Ttl Gross Liv / Lease Area		1,170	2,828	1,578		216,186	

