

Property Location

42 STONEHILL RD

Map ID

64/ 7/ 6/ 1

Bldg Name

State Use

101

Vision ID

4883

Account #

4958

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/4/2021 12:25:56 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FERRERO JAMES J FERRERO AMY L 42 STONEHILL RD EAST LONGMEADOW MA 01028 GIS ID F_389811 2847137		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	374600	374,600		
						RES LAND	101	147800	147,800		
						RESIDNTL.	101	700	700		
		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		523,100	523,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FERRERO JAMES J LYONS,THOMAS F HURWITZ STUART A + JILL L, MONTE ALAN L +		33775	LC	08-13-2008	U	I	533,950	2021	101	360,400	2020	101	347,500	2019	101	338,900
		LC-31	0000	02-03-2004	U	I	475,000									
		LC02-	0000	04-24-1992	U	I	381,000									
		LC00	0000	12-12-1986	U	V	45,000									
		Total						498,500		Total		485,600		Total		473,000

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) 374,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 147,800 Special Land Value 0 Total Appraised Parcel Value 523,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 523,100									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		NV	

NOTES									
SUB DIV #533 LAUNDRY SINK, JACUZZI, SHOWER AND TWO SINKS IN MASTER BATH EST BMT & KIT REMODELS									

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	
201203102	09-19-2012	7	REMODEL	25,100	05-09-2014	100	05-09-2014	KITCHEN	05-09-2014			317	15	PERMIT VISIT	
201201071	03-08-2012	7	REMODEL	18,000				FIN BMT INCLUDES	06-10-2013			317	15	PERMIT VISIT	
46	03-28-1997	MN	Manual Note	9,000				REMODEL	08-31-2012			317	2	MEASURED	
166	06-01-1987	MN	Manual Note	175,000				SFR	06-08-2012			317	15	PERMIT VISIT	
									12-05-2007			250	P1	PHONE MESSAG	
									05-24-2007			311	2	MEASURED	
									05-18-2000			247	14	INSPECTED	

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	2.58	1.400	9	LAND	1.00	NV	1.00		0		1.000	3.61	144,400		
1	101	ONE FAM	RAA				0.490	AC	7,000	1.000	0		1.00	NV	1.00		0		1.000	7,000	3,400		
Total Card Land Units							1.41	AC	Parcel Total Land Area: 1.41							Total Land Value							147,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	74.61	
Interior Floor 2			RCN	462,489	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	1999	
Bedrooms	4		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	19	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	374,600	
FBM Sqft	1580		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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
02	SHED/FR			L	160	7.48	1987	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,106		21.47	45,207	
EFB	ENCL PORCH	0	256		32.30	8,268	
FFL	1ST FLOOR	2,106	2,106		107.38	226,144	
GAR	GARAGE	0	728		42.92	31,248	
HST	HALF STORY	328	656		53.69	35,221	
OPF	OPEN PORCH	0	36		11.93	430	
PAT	PATIO	0	448		5.27	2,362	
TQS	3/4 STORY	1,058	1,410		80.57	113,609	
Ttl Gross Liv / Lease Area		3,492	7,746	4,307		462,489	

