

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
FERRERO JOHN E 26 FORBES HILL RD EAST LONGMEADOW MA 01028 GIS ID F_394127_2839395												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	149700		149,700										
												RES LAND		101	312600		312,600										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	38300		38,300										
				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														500,600		500,600											
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
																		2021		101	143,400	2020	101	135,700	2019	101	131,900
																				101	303,400		101	303,400		101	300,200
																				101	38,300		101	38,300		101	38,300
Total																		485,100		Total		477,400		Total		470,400	
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																Appraised BLDG. Value (Card)										149,700	
																Appraised Xf (B) Value (Bldg)										0	
																Appraised Ob (B) Value (Bldg)										38,300	
																Appraised Land Value (Bldg)										312,600	
																Special Land Value										0	
																Total Appraised Parcel Value										500,600	
																Valuation Method										C	
																Adjustment											
																Net Total Appraised Parcel Value										500,600	
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		
																		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	2.58	1.190	7	LAND	1.00	MG	1.00					0		1.000	3.07	122,800		
1	101	ONE FAM		RAA				12.910	AC	7,000	1.000	0		0.70	MG	1.00		TOP3			0	DEV2	1.000	14,700	189,800		
Total Card Land Units								13.83	AC	Parcel Total Land Area:				13.83							Total Land Value				312,600		

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	98.59	
Interior Floor 2	3	HARDWOOD	RCN	262,667	
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	149,700	
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		24.08	38,815	
EFB	ENCL PORCH	0	240		36.16	8,679	
FFL	1ST FLOOR	1,612	1,612		120.54	194,318	
GAR	GARAGE	0	330		48.22	15,912	
OPF	OPEN PORCH	0	240		12.05	2,893	
PAT	PATIO	0	336		6.10	2,049	
Ttl Gross Liv / Lease Area		1,612	4,370	2,179		262,667	

