

Property Location

161 FERNWOOD DR

Map ID

62/ 52/ 42/ /

Bldg Name

State Use

101

Vision ID

4815

Account #

4889

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:54:26

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
BRETTA ROLAND P BRETTA LILLIAN E 161 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_389016_2851351		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	195300	195,300										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	130100	130,100										
										RESIDNTL.	101	13800	13,800										
		SUPPLEMENTAL DATA								Total				339,200		339,200							
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
BRETTA ROLAND P		04422 0197		05-17-1977		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2022	101	173,100	2021	101	166,300	2020	101	158,000	
															101	117,600		101	108,800		101	108,800	
															101	13,800		101	13,800		101	13,800	
												Total		304,500		Total		288,900		Total		280,600	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 195,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,800 Appraised Land Value (Bldg) 130,100 Special Land Value 0 Total Appraised Parcel Value 339,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 339,200											
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int															
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		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									
202100293	01-25-2021	91	INSULATION	7,191		0			06-27-2018			333	3	MEAS+INSPCTD									
69	04-01-1992	MN	Manual Note	1,500				DECK	11-16-2007			317	14	INSPECTED									
196	01-01-1984	MN	Manual Note					POOL	11-07-2007			317	2	MEASURED									
155	01-01-1983	MN	Manual Note					BARN	05-11-2000			250	22	MAILER SENT									
									05-10-2000			247	2	MEASURED									
									02-16-1993			131	15	PERMIT VISIT									
									03-02-1992			170	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				28,409 SF	3.82	1.200	7	LAND	1.00	MG	1.00			0		1.000	4.58	130,100		
Total Card Land Units							0.65	AC	Parcel Total Land Area: 0.65							Total Land Value					130,100		

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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		116.30
Interior Floor 1	4	CARPET	RCN		278,997
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1965
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		195,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	288		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	1983	70	0.00	GD	A	1.00	600
11	POOL I-V	OB	Outbuildi	L	648	29.00	1984	70	0.00	GD	A	1.00	13,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	576		29.69	17,103
EFB	ENCL PORCH	0	264		74.36	19,631
FFL	1ST FLOOR	1,224	1,224		148.72	182,032
GAR	GARAGE	0	460		59.49	27,364
LLV	LOWR LEVEL	0	576		37.18	21,416
PAT	PATIO	0	132		7.89	1,041
WDK	WOOD DECK	0	352		29.57	10,410
Ttl Gross Liv / Lease Area		1,224	3,584			278,997

