

Property Location

149 FERNWOOD DR

Map ID

62/ 54/ 38/ /

Bldg Name

State Use

101

Vision ID

4817

Account #

4891

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:54:45

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
GOMES ANTONIO JR LE 149 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_389128_2851113		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		150800		150,800																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		128500		128,500																									
										RESIDNTL.		101		700		700																									
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#						Total								280,000		280,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
GOMES ANTONIO JR LE GOMES ANTONIO JR				22501		0561		12-28-2018		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed													
				03056		0394		09-03-1964		U		I		0				2022		101		136,300		2021		101		130,800		2020		101		124,100							
																		101		116,000		101		107,200		101		107,200		101		700									
																				101		700		101		700		101		700											
Total																		253,000		Total		238,700		Total		232,000															
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int															
Total				0.00																																					
ASSESSING NEIGHBORHOOD																																									
Nbhd				Nbhd Name				Tracing				Batch																													
0001								101				MG																													
NOTES																																									
																		Appraised BLDG. Value (Card)										150,800													
																		Appraised Xf (B) Value (Bldg)										0													
																		Appraised Ob (B) Value (Bldg)										700													
Appraised Land Value (Bldg)										128,500																															
Special Land Value										0																															
Total Appraised Parcel Value										280,000																															
Valuation Method										C																															
Adjustment																																									
Net Total Appraised Parcel Value										280,000																															
BUILDING PERMIT RECORD																																									
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result													
276		09-01-1988		MN		Manual Note		250								SHED		06-27-2018						333		2		MEASURED													
228		01-01-1984		MN		Manual Note										ADDITION		04-24-2008						250		22		MAILER SENT													
																		12-28-2007						317		14		INSPECTED													
																		11-07-2007						317		2		MEASURED													
																		05-17-2000						247		14		INSPECTED													
																		05-10-2000						247		2		MEASURED													
																		07-18-1992						107		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		RA								25,106		SF		4.27		1.200		7		LAND		1.00		MG		1.00				0		1.000		5.12		128,500	
Total Card Land Units																		0.58		AC		Parcel Total Land Area:		0.58		Total Land Value										128,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		118.39
Interior Floor 2			RCN		264,557
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1963
AC Type	01	NONE	Effective Year Built		1978
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		150,800
FBM Sqft	935		Dep % Ovr		
FBM Quality	1		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
02	SHED/FR			L	180	7.48	1988	50	0.00	FR	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,246		29.64	36,925	
FFL	1ST FLOOR	1,276	1,276		148.29	189,224	
GAR	GARAGE	0	483		59.26	28,621	
OSP	SCRN PORCH	0	414		22.21	9,194	
PAT	PATIO	0	78		7.60	593	
Ttl Gross Liv / Lease Area		1,276	3,497			264,557	

