

Property Location

94 FERNWOOD DR

Map ID

63/ 13/ 20/ /

Bldg Name

State Use

101

Vision ID

4834

Account #

4908

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:57:28

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
SERVIDONE FRANK J SERVIDONE ELIZABETH A 94 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_388912_2849956		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDENTL.		101		210200		210,200																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		141000		141,000																							
										RESIDENTL.		101		2700		2,700																							
SUPPLEMENTAL DATA										Total								353,900		353,900																			
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received NIA		Field 8		Field 9		Field 10		Assoc Pid#																					
Mailed																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
SERVIDONE FRANK J LIEVENS RAYMOND E +		09911 03100		0397 0272		06-27-1997 10-22-1964		U U		I I		166,750 0		Year		Code		Assessed		Year		Code		Assessed															
												2022		101		188,800		2021		101		181,300		2020		101		172,400											
														101		127,400				101		118,200		101		118,200													
																2,700		2,700				101		2,700															
Total										318,900		Total		302,200		Total		293,300																					
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																APPROAISED VALUE SUMMARY																							
Nbhd		Nbhd Name		Tracing		Batch																																	
0001				101		MG																																	
NOTES																Appraised BLDG. Value (Card)						210,200																	
																Appraised Xf (B) Value (Bldg)						0																	
																Appraised Ob (B) Value (Bldg)						2,700																	
																Appraised Land Value (Bldg)						141,000																	
																Special Land Value						0																	
																Total Appraised Parcel Value						353,900																	
																Valuation Method						C																	
																Adjustment																							
																Net Total Appraised Parcel Value						353,900																	
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											
201702852		11-06-2017		18		CHIMNEY		4,837		05-23-2018		100		11-16-2017		FOR EXISTING WO		05-23-2018						400		15		PERMIT VISIT											
201302727		09-19-2013		21		SIDING		14,500		04-28-2014		100		04-28-2014				04-28-2014						105		15		PERMIT VISIT											
201203324		10-19-2012		25		WINDOWS		16,000								INC ENTRY DOOR		06-07-2013						317		15		PERMIT VISIT											
150		05-09-2008		17		DECK		2,000								ATTACHED		01-30-2009						317		2		MEASURED											
233		07-27-2007		1		PORCH		15,000				0				14 X 17 SUNROOM		12-28-2007						317		15		PERMIT VISIT											
																		06-14-2007						311		3		MEAS+INSPCTD											
																		05-11-2000						250		22		MAILER SENT											
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								40,000 SF		2.84		1.200		7		LAND		1.00		MG		1.00				0		1.000		3.41		136,400	
1		101		ONE FAM		RA								0.650 AC		7,000.00		1.000		0				1.00		MG		1.00				0		1.000		7,000		4,600	
Total Card Land Units										1.57		AC		Parcel Total Land Area:				1.57		Total Land Value										141,000									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	112.58	
Interior Floor 2	4	CARPET	RCN	300,302	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1959	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		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	70	
Extra Kitchen St			RCNLD	210,200	
FBM Sqft	1100		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		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	264	7.48	1974	60	0.00	AV	A	1.00	1,200
08	POOLA-O			L	32	69.00	2007	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	698		29.06	20,281	
FFL	1ST FLOOR	1,462	1,462		144.86	211,790	
GAR	GARAGE	0	460		57.95	26,655	
LLV	LOWR LEVEL	0	576		36.22	20,860	
PAT	PATIO	0	516		7.30	3,766	
WDK	WOOD DECK	0	587		28.87	16,949	
Ttl Gross Liv / Lease Area		1,462	4,299			300,302	

