

Property Location

35 FERNWOOD DR

Map ID

63/ 24/ 2/ /

Bldg Name

State Use

101

Vision ID

4846

Account #

4920

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:59:24

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TRANGHESE CHRISTOPHER J ALBANO ALESANDRA 35 FERNWOOD DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	151900	151,900												
						RES LAND	101	128700	128,700												
						RESIDNTL.	101	400	400												
		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#															
GIS ID F_389972_2849737						Total		281,000	281,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TRANGHESE CHRISTOPHER J NELSON JEANINE D TR NELSON BLAINE R TRUSTEE OF, NELSON BLAINE R + JEANINE		21743	0480	06-29-2017	Q	I	228,000	00	Year	Code	Assessed	Year	Code	Assessed							
		13485	0118	08-07-2003	U	I	1	1A	2022	101	136,200	2021	101	130,500							
		09273	0429	10-11-1995	U	I	1	1A		101	116,000		101	107,400							
		02432	0502	11-22-1955	U	I	0			101	400		101	400							
								Total	252,600	Total	238,300	Total	231,500								
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										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card) 151,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 128,700 Special Land Value 0 Total Appraised Parcel Value 281,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 281,000													
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							
									07-20-2017			400	3	MEAS+INSPCTD							
									06-07-2007			311	3	MEAS+INSPCTD							
									10-15-2001			247	14	INSPECTED							
									05-13-2000			247	2	MEASURED							
									04-24-1992			131	3	MEAS+INSPCTD							
									01-29-1981			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	RA				25,327 SF	4.23	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.08	128,700
Total Card Land Units							0.58	AC	Parcel Total Land Area:				0.58	Total Land Value							128,700

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			101	ONE FAM	
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	123.42	
Interior Floor 2	4	CARPET	RCN	241,136	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	151,900	
FBM Sqft	359		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	120	7.48	1985	50	0.00	FR	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,026		30.32	31,109	
FFL	1ST FLOOR	1,170	1,170		151.75	177,551	
GAR	GARAGE	0	440		60.70	26,709	
WDK	WOOD DECK	0	192		30.03	5,767	
Ttl Gross Liv / Lease Area		1,170	2,828			241,136	

