

Property Location

25 FERNWOOD DR

Map ID

63/ 25/ 1/ /

Bldg Name

State Use

101

Vision ID

4847

Account #

4921

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:59:33

| CURRENT OWNER                                                                                                        |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |                                                                                                                                                                                                                                                                                                                                         | <div>1006</div> <div>EAST LONGMEADOW</div> |          |         |          |                  |       |                 |   |        |               |            |         |
|----------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------|---------|----------|------------------|-------|-----------------|---|--------|---------------|------------|---------|
| TRANGHESE ANTHONY M<br>BARNARD HILARY D<br>25 FERNWOOD DR<br><br>EAST LONGMEADOW MA 01028                            |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed                                                                                                                                                                                                                                                                                                                                |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                      |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 161600                                                              | 161,600                                                                                                                                                                                                                                                                                                                                 |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                      |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 129500                                                              | 129,500                                                                                                                                                                                                                                                                                                                                 |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                      |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 2300                                                                | 2,300                                                                                                                                                                                                                                                                                                                                   |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                      |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                         |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                      |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                         |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                      |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |            |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                                                                                                                                                                                                                                                                                                                                         |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
| GIS ID F_390175_2849758                                                                                              |            |                                                                            |                   |            |             | Total                                                           |            | 293,400                                                             | 293,400                                                                                                                                                                                                                                                                                                                                 |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
| RECORD OF OWNERSHIP                                                                                                  |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                                                                                                                                                                                                                                                                                                                         |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
| TRANGHESE ANTHONY M<br>TRANGHESE ANTHONY M<br>MACKECHNIE JEFF<br>GILBERT DIANE C/P R WALLACE +,<br>WALLACE DOROTHY P |            | 22925                                                                      | 0544              | 10-29-2019 | U           | I                                                               | 100        | 1A                                                                  | Year                                                                                                                                                                                                                                                                                                                                    | Code                                       | Assessed | Year    | Code     | Assessed         |       |                 |   |        |               |            |         |
|                                                                                                                      |            | 22691                                                                      | 0062              | 05-31-2019 | Q           | I                                                               | 260,000    | 00                                                                  | 2022                                                                                                                                                                                                                                                                                                                                    | 101                                        | 146,300  | 2021    | 101      | 140,400          |       |                 |   |        |               |            |         |
|                                                                                                                      |            | 16457                                                                      | 0508              | 01-17-2007 | U           | I                                                               | 217,000    |                                                                     |                                                                                                                                                                                                                                                                                                                                         | 101                                        | 116,600  |         | 101      | 107,800          |       |                 |   |        |               |            |         |
|                                                                                                                      |            | 09729                                                                      | 0257              | 12-31-1996 | U           | I                                                               | 1          | 1A                                                                  |                                                                                                                                                                                                                                                                                                                                         | 101                                        | 2,300    |         | 101      | 2,300            |       |                 |   |        |               |            |         |
|                                                                                                                      |            | 09272                                                                      | 0216              | 10-10-1995 | U           | I                                                               | 1          | 1A                                                                  | Total                                                                                                                                                                                                                                                                                                                                   |                                            | 265,200  | Total   |          | 250,500          |       |                 |   |        |               |            |         |
|                                                                                                                      |            |                                                                            |                   |            |             |                                                                 |            | Total                                                               |                                                                                                                                                                                                                                                                                                                                         | 242,900                                    |          |         |          |                  |       |                 |   |        |               |            |         |
| EXEMPTIONS                                                                                                           |            |                                                                            | OTHER ASSESSMENTS |            |             |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                         |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
| Year                                                                                                                 | Code       | Description                                                                | Amount            | Code       | Description | YEAR                                                            | Amount     |                                                                     |                                                                                                                                                                                                                                                                                                                                         |                                            |          |         | Comm Int |                  |       |                 |   |        |               |            |         |
|                                                                                                                      |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | <b>APPRAISED VALUE SUMMARY</b><br>Appraised BLDG. Value (Card) 161,600<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 2,300<br>Appraised Land Value (Bldg) 129,500<br>Special Land Value 0<br>Total Appraised Parcel Value 293,400<br>Valuation Method C<br>Adjustment<br>Net Total Appraised Parcel Value 293,400 |                                            |          |         |          |                  |       |                 |   |        |               |            |         |
| 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   |       |                 |   |        |               |            |         |
| 202202273                                                                                                            | 07-05-2022 | 4                                                                          | ADDITION          | 120,000    |             | 0                                                               |            | DEMO BRZWY & 1                                                      | 07-10-2020                                                                                                                                                                                                                                                                                                                              |                                            |          | AO      | 6        | INFO BY PHON     |       |                 |   |        |               |            |         |
| 201902684                                                                                                            | 08-16-2019 | 9                                                                          | ALTERATION        | 20,000     | 07-06-2020  | 100                                                             | 07-06-2020 |                                                                     | 07-06-2020                                                                                                                                                                                                                                                                                                                              |                                            |          | 334     | 15       | PERMIT VISIT     |       |                 |   |        |               |            |         |
| 201202642                                                                                                            | 07-10-2012 | 11                                                                         | POOL              | 2,200      |             |                                                                 |            |                                                                     | 07-16-2019                                                                                                                                                                                                                                                                                                                              |                                            |          | 334     | 2        | MEASURED         |       |                 |   |        |               |            |         |
| 123                                                                                                                  | 01-01-1984 | MN                                                                         | Manual Note       |            |             |                                                                 |            | 21FT ABOVE GRD SHED                                                 | 06-10-2013                                                                                                                                                                                                                                                                                                                              |                                            |          | 317     | 15       | PERMIT VISIT     |       |                 |   |        |               |            |         |
|                                                                                                                      |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 05-31-2007                                                                                                                                                                                                                                                                                                                              |                                            |          | 311     | 3        | MEAS+INSPCTD     |       |                 |   |        |               |            |         |
|                                                                                                                      |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 10-30-2001                                                                                                                                                                                                                                                                                                                              |                                            |          | 247     | 14       | INSPECTED        |       |                 |   |        |               |            |         |
|                                                                                                                      |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 10-01-2001                                                                                                                                                                                                                                                                                                                              |                                            |          | 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                |            |             |                                                                 | 26,753 SF  | 4.03                                                                | 1.200                                                                                                                                                                                                                                                                                                                                   | 7                                          | LAND     | 1.00    | MG       | 1.00             |       |                 | 0 |        | 1.000         | 4.84       | 129,500 |
| Total Card Land Units                                                                                                |            |                                                                            |                   |            |             |                                                                 | 0.61       | AC                                                                  | Parcel Total Land Area:                                                                                                                                                                                                                                                                                                                 |                                            |          |         | 0.61     | Total Land Value |       |                 |   |        |               |            | 129,500 |

| 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 | 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                   |             | 129.38      |
| Interior Floor 1    | 3    | HARDWOOD    | RCN                             |             | 230,915     |
| Interior Floor 2    | 6    | CERAMIC TL  | Net Other Adj                   |             |             |
| Heat Fuel           | 1    | OIL         | Year Built                      |             | 1965        |
| Heat Type           | 3    | FORCED H/W  | Effective Year Built            |             | 1991        |
| AC Type             | 01   | NONE        | Depreciation Code               |             | GD          |
| Bedrooms            | 3    |             | Remodel Rating                  |             |             |
| Full Baths          | 1    |             | Year Remodeled                  |             |             |
| Half Baths          | 0    |             | Depreciation %                  |             | 30          |
| Extra Fixtures      | 0    |             | Functional Obsol                |             |             |
| Total Rooms         | 6    |             | External Obsol                  |             |             |
| Bath Style          | G    | GOOD        | Cost Trend Factor               |             | 1           |
| Half Bath Style     |      |             | Condition                       |             |             |
| Kitchens            | 1    |             | % Complete                      |             |             |
| Kitchen Style       | G    | GOOD        | Overall % Condition             |             | 70          |
| Extra Kitchens      | 0    |             | RCNLD                           |             | 161,600     |
| Extra Kitchen St    |      |             | Dep % Ovr                       |             |             |
| FBM Sqft            | 550  |             | Dep Ovr Comment                 |             |             |
| FBM Quality         | 3    |             | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr Comment            |             |             |
| WS Flues            |      |             | Cost to Cure Ovr                |             |             |
| Central Vac         | 0    | NO          | 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   | 240   | 7.48       | 1984   | 60 | 0.00 | AV   | G   | 1.25 | 1,300      |
| 07                                                                 | POOLA-C     | OB | Outbuildi | L   | 21    | 69.00      | 2012   | 70 | 0.00 | GD   | A   | 1.00 | 1,000      |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 988   |          | 32.77     | 32,380         |  |
| FFL                               | 1ST FLOOR   | 1,108  | 1,108 |          | 163.54    | 181,200        |  |
| GAR                               | GARAGE      | 0      | 240   |          | 65.42     | 15,700         |  |
| PAT                               | PATIO       | 0      | 192   |          | 8.52      | 1,635          |  |
| Ttl Gross Liv / Lease Area        |             | 1,108  | 2,528 |          |           | 230,915        |  |

