

Property Location

42 FERNWOOD DR

Map ID

63/ 4/ 12/ /

Bldg Name

State Use

101

Vision ID

4859

Account #

4933

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:01:35

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
OCONNOR NANCY D LE 42 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_389863_2849520		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	156900	156,900												
						RES LAND	101	128900	128,900												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total		285,800	285,800												
		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)													
OCONNOR NANCY D LE OCONNOR NANCY D HAYES MARY M		24029	0361	07-29-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed							
		23423	0370	09-16-2020	Q	I	264,900	00	2022	101	140,300	2021	101	134,500							
		04993	0181	09-12-1980	U	I	0			101	116,100		101	107,400							
		Total						256,400		Total		241,900		Total	234,900						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 156,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 128,900 Special Land Value 0 Total Appraised Parcel Value 285,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 285,800												
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							
202101913	05-28-2021	91	INSULATION	2,241		0			06-20-2018			333	3	MEAS+INSPCTD							
									12-07-2007			317	14	INSPECTED							
									06-07-2007			311	2	MEASURED							
									11-06-2001			247	14	INSPECTED							
									10-01-2001			250	22	MAILER SENT							
									05-13-2001			247	2	MEASURED							
									03-26-1992			131	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				25,624 SF	4.19	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.03	128,900
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value					128,900

Property Location 42 FERNWOOD DR
 Vision ID 4859 Account # 4933

Map ID 63/ 4/ 12/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 11:01:36

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	3	ALUMINUM	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	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	121.33	
Interior Floor 2	4	CARPET	RCN	249,120	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	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	156,900	
FBM Sqft	405		Dep % Ovr		
FBM Quality	3		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,013		29.97	30,355	
EFB	ENCL PORCH	0	144		74.77	10,766	
FFL	1ST FLOOR	1,206	1,206		149.53	180,335	
GAR	GARAGE	0	462		59.88	27,663	
Ttl Gross Liv / Lease Area		1,206	2,825			249,120	

