

Property Location

26 FORBES HILL RD

Map ID

95/ 43/ 0/ /

Bldg Name

State Use

101

Vision ID

6155

Account #

6238

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:09:03

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW															
FERRERO JOHN E 26 FORBES HILL RD EAST LONGMEADOW MA 01028 GIS ID F_394127_2839395		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed																
										RESIDNTL.	101	168500	168,500																
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	326200	326,200																
										RESIDNTL.	101	38300	38,300																
		SUPPLEMENTAL DATA								Total				533,000	533,000														
		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)															
FERRERO JOHN E FERRERO WILLIAM J +,		16514 02915		0135 0437		02-16-2007		U		I		1 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
						11-02-1962		U		I		0		2022	101	149,700	2021	101	143,400	2020	101	135,700							
														101	312,600	101	303,400	101	303,400										
														101	38,300	101	38,300	101	38,300										
														Total		500,600	Total		485,100	Total		477,400							
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																					
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int																	
							SEWER BETTE																						
				Total		0.00																							
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		Tracing		Batch																							
0001				101		MG																							
NOTES																													
HORSE STALLS IN LARGE BARN																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																		04-25-2018						333		2		MEASURED	
																		06-14-2005						274		3		MEAS+INSPCTD	
																		11-22-1999						247		3		MEAS+INSPCTD	
																		10-28-1991						107		3		MEAS+INSPCTD	
																		11-17-1980						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	RAA				40,000 SF	2.84	1.200	7	LAND	1.00	MG	1.00	TOP3		0		1.000	3.41	136,400								
1	101	ONE FAM	RAA				12.910 AC	7,000.00	1.000	0		0.70	MG	1.00			0	DEV2	1.000	14,700	189,800								
Total Card Land Units							13.83	AC	Parcel Total Land Area:							13.83	Total Land Value							326,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	110.03	
Interior Floor 2	3	HARDWOOD	RCN	295,595	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1962	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	168,500	
FBM Sqft			Dep % Ovr		
FBM Quality			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
31	BARN			L	2,52	16.10	1965	50	0.00	FR	A	1.00	20,300
02	SHED/FR			L	200	7.48	1965	50	0.00	FR	F	0.90	700
02	SHED/FR			L	770	7.48	1965	50	0.00	FR	F	0.90	2,600
31	BARN			L	1,26	16.10	1963	60	0.00	AV	A	1.00	12,200
37	STABLE			L	160	17.25	1998	60	0.00	AV	A	1.00	1,700
37	STABLE			L	80	17.25	1998	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,612		26.51	42,740	
EFB	ENCL PORCH	0	240		66.37	15,928	
FFL	1ST FLOOR	1,612	1,612		132.73	213,965	
GAR	GARAGE	0	330		53.09	17,521	
OPF	OPEN PORCH	0	240		13.27	3,186	
PAT	PATIO	0	336		6.72	2,256	
Ttl Gross Liv / Lease Area		1,612	4,370			295,595	

