

Property Location

126 FERNWOOD DR

Map ID

62/ 3/ 29/ /

Bldg Name

State Use

101

Vision ID

4792

Account #

4865

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:04:08 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW						
DEARBORN JOHN P DEARBORN TORRIE J 126 FERNWOOD DR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed							
										RESIDNTL.	101	205800	205,800							
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	150900	150,900							
										RESIDNTL.	101	21900	21,900							
		SUPPLEMENTAL DATA								Total				378,600	378,600					
GIS ID		F_388923_2850535		Mailed		Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
DEARBORN JOHN P FISHER WILLIAM F + IMOGENE, NIEMI WILLIAM B + BARRE		15761	0321	03-15-2006	U	I	319,900						Year	Code	Assessed	Year	Code	Assessed		
		07912	0527	01-17-1992	U	I	163,000						2023	101	189,600	2022	101	169,700		
		06325	0353	12-17-1986	U	I	120,000							101	137,700		101	124,100		
		04812	0212	08-13-1979	U	I	0							101	17,900		101	17,900		
												Total		345,200	Total		311,700	Total		295,900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int								
		Total																		
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		Tracing		Batch								Appraised BLDG. Value (Card)				205,800		
0001				101		MG								Appraised Xf (B) Value (Bldg)				0		
														Appraised Ob (B) Value (Bldg)				21,900		
														Appraised Land Value (Bldg)				150,900		
														Special Land Value				0		
														Total Appraised Parcel Value				378,600		
														Valuation Method				C		
														Adjustment						
														Net Total Appraised Parcel Value				378,600		
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						
201801855	05-23-2018	21	SIDING	15,500	06-13-2019	100	06-13-2019	INC 2 GAR & 2 BMT	06-13-2019			400	15	PERMIT VISIT						
39	01-01-1982	MN	Manual Note					GAR	06-20-2018			333	3	MEAS+INSPCTD						
									09-22-2010			311	3	MEAS+INSPCTD						
									05-10-2000			247	3	MEAS+INSPCTD						
									03-11-1992			170	3	MEAS+INSPCTD						
									01-22-1981			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				40,000 SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	1.000	3.74	149,600
1	101	ONE FAM	RA				0.190 AC	7,000.00	1.000	0		1.00	MG	1.00			0	1.000	7,000	1,300
Total Card Land Units							1.11	AC	Parcel Total Land Area: 1.11							Total Land Value				150,900

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		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	131.07	
Interior Floor 2			RCN	294,037	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1961	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	205,800	
FBM Sqft	691		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
04	GARAGE/L			L	576	36.00	1982	70	0.00	GD	G	1.25	18,100
40	LEAN-TO			L	300	8.00	2006	70	0.00	GD	G	1.25	2,100
02	SHED/FR			L	160	12.00	2008	70	0.00	GD	G	1.25	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	575		33.41	19,213	
EFB	ENCL PORCH	0	216		83.53	18,043	
FFL	1ST FLOOR	1,199	1,199		167.07	200,313	
GAR	GARAGE	0	460		66.83	30,740	
LLV	LOWR LEVEL	0	576		41.77	24,058	
PAT	PATIO	0	196		8.52	1,671	
Ttl Gross Liv / Lease Area		1,199	3,222			294,037	

