

Property Location

88 FERNWOOD DR

Map ID

63/ 12/ 18/ /

Bldg Name

State Use

101

Vision ID

4833

Account #

4907

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:14:19 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
WICKS DAVID G WICKS PAULA 88 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_388980_2849796		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		205900		205,900																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		144300		144,300																									
										RESIDNTL.		101		2000		2,000																									
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#						Total		352,200		352,200																									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
WICKS DAVID G WICKS		06239 03977		0330 0232		09-26-1986 05-31-1974		U U		I I		96,000 0		Year		Code		Assessed		Year		Code		Assessed																	
												2023		101		189,100		2022		101		174,800		2021		101		167,700													
														101		131,500				101		118,700		101		109,900															
																101		1,300				101		1,300		101		1,300													
Total												321,900		Total		294,800		Total		278,900																					
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																		APPROAISED VALUE SUMMARY																							
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)								205,900															
0001				101		MG												Appraised Xf (B) Value (Bldg)								0															
																		Appraised Ob (B) Value (Bldg)								2,000															
																		Appraised Land Value (Bldg)								144,300															
																		Special Land Value								0															
																		Total Appraised Parcel Value								352,200															
																		Valuation Method								C															
																		Adjustment																							
																		Net Total Appraised Parcel Value								352,200															
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													
201800503		02-14-2018		91		INSULATION		5,700		05-23-2018		100		04-13-2018		NVC		05-23-2018						400		15		PERMIT VISIT													
201402082		07-01-2014		21		SIDING		20,170		04-06-2015		100		04-06-2015				04-06-2015						317		15		PERMIT VISIT													
299		09-25-2008		5		DEMOLITION		4,000								POOL		06-14-2007						311		3		MEAS+INSPCTD													
406		12-07-2006		7		REMODEL		25,000								OC 6/15/2007		03-01-2007						311		15		PERMIT VISIT													
267		12-01-1990		MN		Manual Note		15,000								ADDITION		05-17-2000						247		14		INSPECTED													
																		05-10-2000						247		2		MEASURED													
																		03-08-1993						131		14		INSPECTED													
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		0.95		MG		1.00		TOP1				0		1.000		3.56		142,400	
1		101		ONE FAM		RA								0.270 AC		7,000.00		1.000		0				1.00		MG		1.00						0		1.000		7,000		1,900	
Total Card Land Units														1.19		AC		Parcel Total Land Area:				1.19		Total Land Value										144,300							

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	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		122.10	
Interior Floor 1	3	HARDWOOD	RCN		326,856	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1963	
Heat Type	3	FORCED H/W	Effective Year Built		1984	
AC Type	01	NONE	Depreciation Code		AG	
Bedrooms	5		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style			Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		205,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	343		Dep Ovr Comment			
FBM Quality	1		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	160	12.00	1975	60	0.00	AV	A	1.00	1,200
19	PATIO			L	160	8.00	1975	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	1,144		30.05	34,382
FFL	1ST FLOOR	1,144	1,144		150.14	171,761
LLV	LOWR LEVEL	0	572		37.54	21,470
SFL	2ND FLOOR	572	572		150.14	85,880
STG	STORAGE	0	176		59.72	10,510
WDK	WOOD DECK	0	96		29.72	2,853
Ttl Gross Liv / Lease Area		1,716	3,704			326,856

