

Property Location

106 FERNWOOD DR

Map ID

63/ 15/ 24/ /

Bldg Name

State Use

101

Vision ID

4836

Account #

4910

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LARAMEE RUSSELL D LARAMEE MARILYN A 106 FERNWOOD DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	225500	225,500		
						RES LAND	101	152000	152,000		
						RESIDNTL.	101	3100	3,100		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 12/9/21 CC In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID F_388923_2850236						Total				380,600	380,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LARAMEE RUSSELL D BUSEKIST		06099	0303	05-29-1986	U	I	135,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		03115	0486	06-01-1965	U	I	0		2023	101	207,700	2022	101	23,900	2021	101	160,600
									101	138,800		101	125,200		101	116,000	
									101	2,100		101	2,300		101	2,300	
								Total	348,600		Total	151,400		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
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 225,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,100 Appraised Land Value (Bldg) 152,000 Special Land Value 0 Total Appraised Parcel Value 380,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 380,600									
Total																		

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	
202200378	02-07-2022	20	WOOD STOVE	5,500	06-01-2022	100	06-01-2022	RPLC STNLS STL C	12-14-2021	01		400	25	OC VISIT	
202102043	06-10-2021	7	REMODEL	268,000	12-09-2021	100	12-09-2021	TOTAL RENOVATIO	05-27-2016			317	15	PERMIT VISIT	
201502012	06-24-2015	62	SOLAR	23,400	05-27-2016	100	05-27-2016	2015	06-14-2007			311	3	MEAS+INSPCTD	
116	05-01-1994	MN	Manual Note	1,000				DECK RAMP	05-31-2000			247	14	INSPECTED	
305	10-01-1993	MN	Manual Note	12,000				ALTERATION	05-10-2000			247	2	MEASURED	
276	12-01-1990	MN	Manual Note	200				STORAGE	02-13-1995			107	15	PERMIT VISIT	
151	01-01-1986	MN	Manual Note					SHED	02-25-1994			105	15	PERMIT VISIT	

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				0.340	AC	7,000.00	1.000	0		1.00	MG	1.00		0		1.000	7,000	2,400			
Total Card Land Units							1.26	AC	Parcel Total Land Area:							1.26	Total Land Value							152,000

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 Sec # 1 of 1

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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		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	131.52	
Interior Floor 2	3	HARDWOOD	RCN	292,815	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating	04	
Half Baths	2		Year Remodeled	2021	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	225,500	
FBM Sqft	576		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	432	12.00	1980	50	0.00	FR	F	0.90	2,300
40	LEAN-TO			L	216	8.00	1980	50	0.00	FR	F	0.90	800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	576		33.54	19,319	
FFL	1ST FLOOR	1,200	1,200		167.99	201,594	
GAR	GARAGE	0	580		67.20	38,975	
LLV	LOWR LEVEL	0	576		42.00	24,191	
PAT	PATIO	0	288		8.17	2,352	
WDK	WOOD DECK	0	192		33.25	6,384	
Ttl Gross Liv / Lease Area		1,200	3,412			292,815	

