

Property Location

71 FERNWOOD DR

Map ID

63/ 19/ 7/ /

Bldg Name

State Use

101

Vision ID

4840

Account #

4914

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:12:38 A

| CURRENT OWNER                                                                              |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                     | <div>1006</div> <div>EAST LONGMEADOW</div> |               |         |               |                |          |                  |   |  |        |               |            |
|--------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------|---------|---------------|----------------|----------|------------------|---|--|--------|---------------|------------|
| TROMBLEY JOSEPH<br>TROMBLEY LAUREN<br>71 FERNWOOD DR<br><br>EAST LONGMEADOW MA 01028       |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed                                                                                                                                                                                                                                                                                                                                                                                                            |                                            |               |         |               |                |          |                  |   |  |        |               |            |
|                                                                                            |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 227200                                                              | 227,200                                                                                                                                                                                                                                                                                                                                                                                                             |                                            |               |         |               |                |          |                  |   |  |        |               |            |
|                                                                                            |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 148400                                                              | 148,400                                                                                                                                                                                                                                                                                                                                                                                                             |                                            |               |         |               |                |          |                  |   |  |        |               |            |
|                                                                                            |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 1800                                                                | 1,800                                                                                                                                                                                                                                                                                                                                                                                                               |                                            |               |         |               |                |          |                  |   |  |        |               |            |
|                                                                                            |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |               |         |               |                |          |                  |   |  |        |               |            |
|                                                                                            |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |               |         |               |                |          |                  |   |  |        |               |            |
|                                                                                            |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |            |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |               |         |               |                |          |                  |   |  |        |               |            |
| GIS ID F_389274_2849785                                                                    |            |                                                                            |                   |            |             | Total 377,400 377,400                                           |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |               |         |               |                |          |                  |   |  |        |               |            |
| RECORD OF OWNERSHIP                                                                        |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            |               |         |               |                |          |                  |   |  |        |               |            |
| TROMBLEY JOSEPH<br>TROMBLEY JOSEPH<br>ENCALADE MADELINE T<br>ENCALADE JACOB C +,<br>HAMLIN |            | 23384                                                                      | 0225              | 08-26-2020 | U           | I                                                               | 1          | 1A                                                                  | Year                                                                                                                                                                                                                                                                                                                                                                                                                | Code                                       | Assessed      | Year    | Code          | Assessed       |          |                  |   |  |        |               |            |
|                                                                                            |            | 23281                                                                      | 0069              | 06-26-2020 | Q           | I                                                               | 288,500    | 00                                                                  | 2023                                                                                                                                                                                                                                                                                                                                                                                                                | 101                                        | 209,300       | 2022    | 101           | 187,000        |          |                  |   |  |        |               |            |
|                                                                                            |            | 18315                                                                      | 0547              | 05-05-2010 | U           | I                                                               | 1          | 1A                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                     | 101                                        | 133,900       |         | 101           | 121,100        |          |                  |   |  |        |               |            |
|                                                                                            |            | 06224                                                                      | 0211              | 09-15-1986 | U           | I                                                               | 159,900    |                                                                     | 101                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,100                                      |               | 101     | 1,100         |                |          |                  |   |  |        |               |            |
|                                                                                            |            | 02497                                                                      | 0398              | 09-21-1956 | U           | I                                                               | 0          |                                                                     | Total 344,300                                                                                                                                                                                                                                                                                                                                                                                                       |                                            | Total 309,200 |         | Total 292,300 |                |          |                  |   |  |        |               |            |
| 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                                                                                      |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | <div>APPRaised VALUE SUMMARY</div> <div>Appraised BLDG. Value (Card) 227,200</div> <div>Appraised Xf (B) Value (Bldg) 0</div> <div>Appraised Ob (B) Value (Bldg) 1,800</div> <div>Appraised Land Value (Bldg) 148,400</div> <div>Special Land Value 0</div> <div>Total Appraised Parcel Value 377,400</div> <div>Valuation Method C</div> <div>Adjustment</div> <div>Net Total Appraised Parcel Value 377,400</div> |                                            |               |         |               |                |          |                  |   |  |        |               |            |
| 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 |          |                  |   |  |        |               |            |
| 202102813                                                                                  | 09-14-2021 | 91                                                                         | INSULATION        | 4,542      |             | 0                                                               |            |                                                                     | 05-23-2018                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |               | 400     | 15            | PERMIT VISIT   |          |                  |   |  |        |               |            |
| 201702019                                                                                  | 07-11-2017 | 25                                                                         | WINDOWS           | 5,403      | 05-23-2018  | 100                                                             | 05-23-2018 | 2 REPLACEMENT                                                       | 04-20-2017                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |               | 317     | 15            | PERMIT VISIT   |          |                  |   |  |        |               |            |
| 201602508                                                                                  | 09-27-2016 | 1                                                                          | PORCH             | 35,000     | 04-20-2017  | 100                                                             | 04-20-2017 | 14X18 SUNROOM R                                                     | 06-07-2007                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |               | 311     | 3             | MEAS+INSPCTD   |          |                  |   |  |        |               |            |
| 61                                                                                         | 04-28-1997 | MN                                                                         | Manual Note       | 1,800      |             |                                                                 |            | SHED                                                                | 10-16-2001                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |               | 247     | 14            | INSPECTED      |          |                  |   |  |        |               |            |
| 223                                                                                        | 09-01-1989 | MN                                                                         | Manual Note       | 15,000     |             |                                                                 |            | ADDITION                                                            | 05-13-2000                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |               | 247     | 2             | MEASURED       |          |                  |   |  |        |               |            |
|                                                                                            |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 01-16-1998                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |               | 200     | 15            | PERMIT VISIT   |          |                  |   |  |        |               |            |
|                                                                                            |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 03-05-1992                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |               | 170     | 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                |            |             |                                                                 | 35,414 SF  | 3.49                                                                | 1.200                                                                                                                                                                                                                                                                                                                                                                                                               | 7                                          | LAND          | 1.00    | MG            | 1.00           |          |                  | 0 |  | 1.000  | 4.19          | 148,400    |
| Total Card Land Units                                                                      |            |                                                                            |                   |            |             |                                                                 | 0.81       | AC                                                                  | Parcel Total Land Area: 0.81                                                                                                                                                                                                                                                                                                                                                                                        |                                            |               |         |               |                |          | Total Land Value |   |  |        |               | 148,400    |

| 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          | 2    | CONC BLOCK  | 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     | 2    | PLASTER     |                                 | 0           |             |
| Interior Wall 2     |      |             | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 4    | CARPET      | Adj Base Rate                   | 124.51      |             |
| Interior Floor 2    |      |             | RCN                             | 324,611     |             |
| Heat Fuel           | 1    | OIL         | Net Other Adj                   |             |             |
| Heat Type           | 3    | FORCED H/W  | Year Built                      | 1957        |             |
| AC Type             | 01   | NONE        | Effective Year Built            | 1991        |             |
| Bedrooms            | 3    |             | Depreciation Code               | GD          |             |
| Full Baths          | 3    |             | Remodel Rating                  |             |             |
| Half Baths          | 0    |             | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |             | Depreciation %                  | 30          |             |
| Total Rooms         | 7    |             | 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             | 70          |             |
| Extra Kitchen St    |      |             | RCNLD                           | 227,200     |             |
| FBM Sqft            | 725  |             | Dep % Ovr                       |             |             |
| FBM Quality         | 3    |             | Dep Ovr Comment                 |             |             |
| Fireplaces          | 2    |             | 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 |
| 02                                                                 | SHED/FR     |    |          | L   | 112   | 12.00      | 1987   | 60 | 0.00 | AV   | A   | 1.00 | 800        |
| 02                                                                 | SHED/FR     |    |          | L   | 112   | 12.00      | 1997   | 60 | 0.00 | AV   | G   | 1.25 | 1,000      |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 660   |          | 31.70     | 20,922         |  |
| EFB                               | ENCL PORCH  | 0      | 270   |          | 79.25     | 21,398         |  |
| FFL                               | 1ST FLOOR   | 1,410  | 1,410 |          | 158.50    | 223,487        |  |
| GAR                               | GARAGE      | 0      | 440   |          | 63.40     | 27,896         |  |
| LLV                               | LOWR LEVEL  | 0      | 725   |          | 39.57     | 28,689         |  |
| PAT                               | PATIO       | 0      | 284   |          | 7.81      | 2,219          |  |
| Ttl Gross Liv / Lease Area        |             | 1,410  | 3,789 |          |           | 324,611        |  |

