

Property Location		30 FERNWOOD DR		Map ID		63/ 2/ 14/ /		Bldg Name		State Use 101	
Vision ID		4841		Account #		4915		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 8:12:47 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ATKINSON MARYANN TUROWSKY CHRISTOPHER 30 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_390134_2849548		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	216400	216,400		
						RES LAND	101	134300	134,300		
		DRAINAGE		VIEW	COMMUNITY						
		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		350,700	350,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ATKINSON MARYANN WAKEBY DEVELOPMENT INC US BANK TRUST NATIONAL ASSOC TRUST		24964	0559	04-07-2023	Q	I	360,000	00	Year	Code	Assessed	Year	Code	Assessed
		24059	0401	08-13-2021	U	I	186,000	1L	2023	101	139,900	2022	101	126,600
		02900	0343	08-29-1962	Q	I	0	00		101	122,000		101	110,000
									Total	261,900	Total	236,600	Total	223,300

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														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		Tracing								Batch	
0001				101								MG	

NOTES						Adjustment					

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
202102943	10-04-2021	8	RENOVATION	48,800	06-30-2022	100	09-28-2022	AC-WINS, DRS, SID	06-09-2022			334	15	PERMIT VISIT
									06-27-2018			333	2	MEASURED
									12-06-2007			250	22	MAILER SENT
									05-31-2007			311	2	MEASURED
									10-01-2001			250	22	MAILER SENT
									05-13-2000			247	2	MEASURED
									07-01-1992			190	1	LEFT NOTICE

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				25,000 SF	4.71	1.200	7	LAND	0.95	MG	1.00	ESM1		0		1.000	5.37	134,300
Total Card Land Units							0.57	AC	Parcel Total Land Area: 0.57							Total Land Value					134,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)																			
Element		Cd	Description			Element		Cd	Description																
Style		19	RANCH			Basement Floor		12	CONCRETE																
Model		01	RESIDENTIAL			Bsmt Garage		0																	
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			Percentage														
Exterior Wall 2						101		ONE FAM			100														
Roof Structure		2	HIP								0														
Roof Cover		1	ASPHALT SH								0														
Interior Wall 1		1	DRYWALL			COST / MARKET VALUATION																			
Interior Wall 2						Adj Base Rate			137.10																
Interior Floor 1		3	HARDWOOD			RCN			260,689																
Interior Floor 2		6	CERAMIC TL			Net Other Adj																			
Heat Fuel		2	GAS			Year Built			1956																
Heat Type		1	FORCED H/A			Effective Year Built			2004																
AC Type		03	FULL			Depreciation Code			VG																
Bedrooms		3				Remodel Rating			04																
Full Baths		1				Year Remodeled			2022																
Half Baths		0				Depreciation %			17																
Extra Fixtures		1				Functional Obsol																			
Total Rooms		6				External Obsol																			
Bath Style		G	GOOD			Cost Trend Factor			1																
Half Bath Style		N	NONE			Condition																			
Kitchens		1				% Complete																			
Kitchen Style		G	GOOD			Overall % Condition			83																
Extra Kitchens		0				RCNLD			216,400																
Extra Kitchen St		N	NONE			Dep % Ovr																			
FBM Sqft						Dep Ovr Comment																			
FBM Quality						Misc Imp Ovr																			
Fireplaces		1				Misc Imp Ovr Comment																			
WS Flues		0				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												
BUILDING SUB-AREA SUMMARY SECTION																									
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value															
BMT	BASEMENT					0	1,144		33.52	38,342															
FFL	1ST FLOOR					1,144	1,144		167.43	191,540															
GAR	GARAGE					0	440		66.97	29,468															
PAT	PATIO					0	156		8.59	1,339															
Ttl Gross Liv / Lease Area						1,144	2,884			260,689															

38

26

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13

13

12

12

12

13

13

2

20

20

22

7

7

6

PAT

GAR

FFL

BMT



