Property Location 57 FERNWOOD DR | Map ID 63/ 21/ 5/ / | Bldg Name | State Use 101
Vision ID 4843 | Account # 4917 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 8:13:06 A

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| SYNER DOUGLAS M | | | | |
| | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 57 FERNWOOD DR | | | | |
| | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

| SUPPLEMENTAL DATA | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit | NIA |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | Assoc Pid# |

GIS ID F_389547_2849801

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 210600 | 210,600 |
| RES LAND | 101 | 149700 | 149,700 |
| RESIDNTL. | 101 | 500 | 500 |
| | Total | 360,800 | 360,800 |

1006
EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| SYNER DOUGLAS M | 09970 | 0218 | 08-13-1997 | U | I | 159,900 | |
| SOFORENKO RHONDA A | 06570 | 0486 | 07-24-1987 | U | I | 169,500 | |
| HANDLER | 04168 | 0297 | 08-22-1975 | U | I | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2023 | 101 | 193,300 | 2022 | 101 | 174,600 | 2021 | 101 | 167,400 |
| | 101 | 136,500 | | 101 | 122,900 | | 101 | 113,700 |
| | 101 | 300 | | 101 | 300 | | 101 | 300 |
| | Total | 330,100 | | Total | 297,800 | | Total | 281,400 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | | |
| | | Total | |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | MG |

**NOTES**

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 210,600 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 500 |
| Appraised Land Value (Bldg) | 149,700 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 360,800 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 360,800 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 167 | 06-29-2001 | 12 | REROOF | 3,940 | | | | NVC |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 06-25-2018 | | | 333 | 2 | MEASURED |
| 06-07-2007 | | | 311 | 3 | MEAS+INSPCTD |
| 03-05-2002 | | | 274 | 15 | PERMIT VISIT |
| 10-23-2001 | | | 247 | 14 | INSPECTED |
| 10-01-2001 | | | 250 | 22 | MAILER SENT |
| 05-13-2000 | | | 247 | 2 | MEASURED |
| 07-16-1998 | | | 232 | 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 | | | | 40,020 | SF | 3.12 | 1.200 | 7 | LAND | 1.00 | MG | 1.00 | | | 0 | | | 1.000 | 3.74 | 149,700 |
| | | | | | | Total Card Land Units | 0.92 | AC | Parcel Total Land Area: | 0.92 | | | | | | | | | | | | Total Land Value | 149,700 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Property Location | 57 FERNWOOD DR | Map ID | 63/ 21/ 5/ / | Bldg Name | | State Use | 101 |
| Vision ID | 4843 | Account # | 4917 | Bldg # | 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date | 11/14/2023 8:13:07 A |

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 21 | SPLIT LEVL |
| Model | 01 | RESIDENTIAL |
| Grade | C+ | AVG. (+) |
| Stories | 1.00 | 1 STORY |
| Foundation | 1 | CONCRETE |
| Exterior Wall 1 | 1 | WOOD SHING |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 2 | PLASTER |
| Interior Wall 2 | | |
| Interior Floor 1 | 3 | HARDWOOD |
| Interior Floor 2 | 4 | CARPET |
| Heat Fuel | 1 | OIL |
| Heat Type | 3 | FORCED H/W |
| AC Type | 01 | NONE |
| Bedrooms | 3 | |
| Full Baths | 2 | |
| Half Baths | 0 | |
| Extra Fixtures | 0 | |
| Total Rooms | 6 | |
| Bath Style | A | AVERAGE |
| Half Bath Style | | |
| Kitchens | 1 | |
| Kitchen Style | A | AVERAGE |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | 728 | |
| FBM Quality | 3 | |
| Fireplaces | 1 | |
| WS Flues | | |
| Central Vac | 0 | NO |
| Frame | 1 | WOOD |

## CONSTRUCTION DETAIL (CONTINUED)

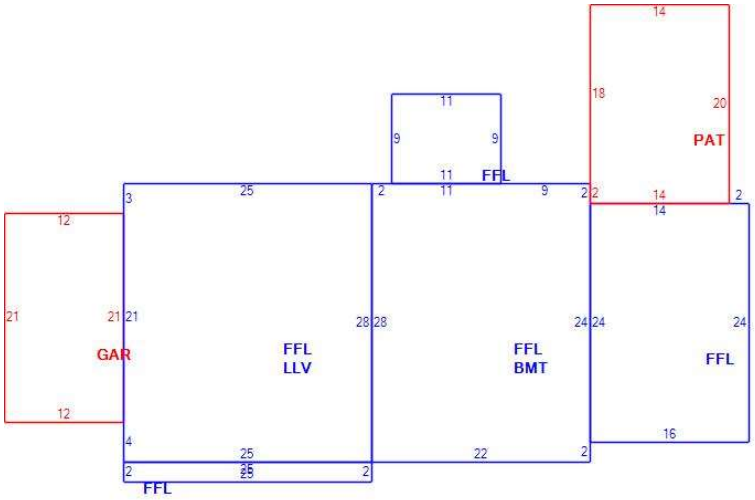
| Element | Cd | Description |
|---|---|---|
| Basement Floor | 12 | CONCRETE |
| Bsmt Garage | | |
| #Heat Sys | 1.00 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 120.63 |
| RCN | 334,320 |
| Net Other Adj | |
| Year Built | 1956 |
| Effective Year Built | 1984 |
| Depreciation Code | AG |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 37 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 63 |
| RCNLD | 210,600 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| 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 | 96 | 12.00 | 1969 | 50 | 0.00 | FR | F | 0.90 | 500 |

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 616 | | 29.51 | 18,179 |
| FFL | 1ST FLOOR | 1,849 | 1,849 | | 147.80 | 273,279 |
| GAR | GARAGE | 0 | 252 | | 59.24 | 14,928 |
| LLV | LOWR LEVEL | 0 | 700 | | 36.95 | 25,865 |
| PAT | PATIO | 0 | 280 | | 7.39 | 2,069 |
| | Ttl Gross Liv / Lease Area | 1,849 | 3,697 | | | 334,320 |