

Property Location

66 FERNWOOD DR

Map ID

63/ 7/ 9/ /

Bldg Name

State Use

101

Vision ID

4862

Account #

4937

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:18:18 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MACKENZIE BRIAN D MACKENZIE LESLIE 66 FERNWOOD DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	185800	185,800												
						RES LAND	101	141900	141,900												
						RESIDNTL.	101	600	600												
		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#															
GIS ID F_389408_2849480						Total 328,300 328,300															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MACKENZIE BRIAN D WERNER KENNETH KRUPA KYLE B COX GLORIA L,		22179	0245	05-18-2018	Q	I	265,000	00	Year	Code	Assessed	Year	Code	Assessed							
		21131	0290	04-08-2016	Q	I	220,000	00	2023	101	171,500	2022	101	156,000							
		17369	0324	06-25-2008	U	I	228,900			101	129,000		101	116,200							
		02453	0436	03-02-1956	U	I	0			101	400		101	400							
		Total						Total 300,900		Total 272,600		Total 257,800									
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) 185,800													
								Appraised Xf (B) Value (Bldg) 0													
								Appraised Ob (B) Value (Bldg) 600													
								Appraised Land Value (Bldg) 141,900													
								Special Land Value 0													
								Total Appraised Parcel Value 328,300													
								Valuation Method C													
								Adjustment													
								Net Total Appraised Parcel Value 328,300													
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							
									07-05-2019			334	3	MEAS+INSPCTD							
									01-19-2017			317	16	FIELDREV CHG							
									06-07-2007			311	3	MEAS+INSPCTD							
									10-01-2001			250	22	MAILER SENT							
									05-13-2000			247	2	MEASURED							
									07-01-1992			190	3	MEAS+INSPCTD							
									01-29-1981			500	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				25,703 SF	4.60	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.52	141,900
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value					141,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	10	ROLLED			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		126.57
Interior Floor 1	3	HARDWOOD	RCN		294,923
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1956
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		185,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	737		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		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	80	12.00	2018	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,473		30.35	44,708	
FFL	1ST FLOOR	1,473	1,473		151.55	223,238	
GAR	GARAGE	0	336		60.44	20,308	
OFP	OPEN PORCH	0	276		15.37	4,243	
PAT	PATIO	0	312		7.77	2,425	
Ttl Gross Liv / Lease Area		1,473	3,870			294,923	

