

Property Location

42 STONEHILL RD

Map ID

64/ 7/ 6/ 1

Bldg Name

State Use

101

Vision ID

4883

Account #

4958

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 8:24:44 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FERRERO JAMES J FERRERO AMY L 42 STONEHILL RD EAST LONGMEADOW MA 01028 GIS ID F_389811_2847137		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	438500	438,500		
						RES LAND	101	159400	159,400		
						RESIDNTL.	101	1200	1,200		
		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		599,100	599,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FERRERO JAMES J LYONS,THOMAS F HURWITZ STUART A + JILL L, MONTE ALAN L +		33775	LC	08-13-2008	U	I	533,950		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		LC-31	0000	02-03-2004	U	I	475,000		2023	101	409,900	2022	101	374,600	2021	101	360,400
		LC02-	0000	04-24-1992	U	I	381,000			101	145,400		101	147,800		101	137,400
		LC00	0000	12-12-1986	U	V	45,000			101	700		101	700		101	700
		Total						556,000		Total		523,100		Total		498,500	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 438,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 159,400 Special Land Value 0 Total Appraised Parcel Value 599,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 599,100									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total																	

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		NV	

NOTES							
SUB DIV #533 LAUNDRY SINK, JACUZZI, SHOWER AND TWO SINKS IN MASTER BATH EST BMT & KIT REMODELS							

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	
201203102	09-19-2012	7	REMODEL	25,100	05-09-2014	100	05-09-2014	KITCHEN	05-09-2014			317	15	PERMIT VISIT	
201201071	03-08-2012	7	REMODEL	18,000				FIN BMT INCLUDES	06-10-2013			317	15	PERMIT VISIT	
46	03-28-1997	MN	Manual Note	9,000				REMODEL	08-31-2012			317	2	MEASURED	
166	06-01-1987	MN	Manual Note	175,000				SFR	06-08-2012			317	15	PERMIT VISIT	
									12-05-2007			250	P1	PHONE MESSAG	
									05-24-2007			311	2	MEASURED	
									05-18-2000			247	14	INSPECTED	

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	RAA				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00		0		1.000	3.9	156,000		
1	101	ONE FAM	RAA				0.490	AC	7,000.00	1.000	0		1.00	NV	1.00		0		1.000	7,000	3,400		
Total Card Land Units							1.41	AC	Parcel Total Land Area: 1.41							Total Land Value							159,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	92.20	
Interior Floor 2			RCN	555,021	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	4		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	21	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St			RCNLD	438,500	
FBM Sqft	1580		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	160	12.00	1987	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,106		25.46	53,617	
EFP	ENCL PORCH	0	256		63.68	16,302	
FFL	1ST FLOOR	2,106	2,106		127.36	268,213	
GAR	GARAGE	0	728		50.91	37,061	
HST	HALF STORY	328	656		63.68	41,773	
OPF	OPEN PORCH	0	36		14.15	509	
PAT	PATIO	0	448		6.25	2,802	
TQS	3/4 STORY	1,058	1,410		95.56	134,743	
Ttl Gross Liv / Lease Area		3,492	7,746			555,021	

