

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FERRERO JOHN E 26 FORBES HILL RD EAST LONGMEADOW MA 01028 GIS ID F_394127_2839395												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	184000		184,000												
												RES LAND		101	339400		339,400												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	48500		48,500												
				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				571,900						571,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FERRERO JOHN E FERRERO WILLIAM J +,				16514 02915		0135 0437		02-16-2007 11-02-1962		U U		I I		1 0		1A		Year		Code	Assessed		Year		Code	Assessed			
																		2023		101	168,500		2022		101	149,700			
																				101		326,200		101		312,600			
																				101		38,300		101		38,300			
				Total												533,000		Total		500,600		Total		485,100					
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									
										SEWER BETTE																			
Total																				Appraised BLDG. Value (Card)									
				ASSESSING NEIGHBORHOOD												Appraised Xf (B) Value (Bldg)				0									
Nbhd		Nbhd Name						Tracing				Batch				Appraised Ob (B) Value (Bldg)				48,500									
0001								101				MG				Appraised Land Value (Bldg)				339,400									
NOTES																		Special Land Value						0					
HORSE STALLS IN LARGE BARN																		Total Appraised Parcel Value						571,900					
																		Valuation Method						C					
																		Adjustment											
																		Net Total Appraised Parcel Value						571,900					
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	
																		04-25-2018						333		2		MEASURED	
																		06-14-2005						274		3		MEAS+INSPCTD	
																		11-22-1999						247		3		MEAS+INSPCTD	
																		10-28-1991						107		3		MEAS+INSPCTD	
																		11-17-1980						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		RAA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00	TOP3		0			1.000	3.74	149,600					
1	101	ONE FAM		RAA				12.910	AC	7,000.00	1.000	0		0.70	MG	1.00			0	DEV2		1.000	14,700	189,800					
Total Card Land Units								13.83	AC	Parcel Total Land Area:				13.83					Total Land Value								339,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	121.22	
Interior Floor 2	3	HARDWOOD	RCN	322,758	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1962	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	184,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
31	BARN			L	2,52	20.00	1965	50	0.00	FR	A	1.00	25,200
02	SHED/FR			L	200	12.00	1965	50	0.00	FR	F	0.90	1,100
02	SHED/FR			L	770	12.00	1965	50	0.00	FR	F	0.90	4,200
31	BARN			L	1,26	20.00	1963	60	0.00	AV	A	1.00	15,100
37	STABLE			L	160	20.00	1998	60	0.00	AV	A	1.00	1,900
37	STABLE			L	80	20.00	1998	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,612		28.95	46,667	
EFB	ENCL PORCH	0	240		72.46	17,392	
FFL	1ST FLOOR	1,612	1,612		144.93	233,626	
GAR	GARAGE	0	330		57.97	19,131	
OPF	OPEN PORCH	0	240		14.49	3,478	
PAT	PATIO	0	336		7.33	2,464	
Ttl Gross Liv / Lease Area		1,612	4,370			322,758	

