

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
GELINAS MARIE THERESE 150 FERNWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_388828_2850992 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	242500		242,500									
												RES LAND		101	148700		148,700									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800									
				SUPPLEMENTAL DATA																						
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
				Total										392,000		392,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
GELINAS MARIE THERESE GELINAS DAVID R +,				10763 0247		05-13-1999		U		I		1 1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				03413 0435		04-10-1969		U		I		0		2024		101	224,400	2023	101	206,200	2022	101	183,700			
														101		148,700		101	134,600		101	121,600				
														101		800		101	500		101	500				
				Total										373,900		Total		341,300		Total		305,800				
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int													
Total																										
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name				Tracing				Batch																
0001						101				MG																
NOTES																										
RECK B-24-109 & B-24-69 - 6/2025																										
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	
B-24-109		02-23-2024		12		REROOF		20,250		06-10-2024		0				RECK 6/2025		06-10-2024					450	15	PERMIT VISIT	
B-24-69		02-09-2024		62		SOLAR		45,661		06-10-2024		0				RECK 6/2025 27 PA		06-20-2018					333	3	MEAS+INSPCTD	
272		09-01-1993		MN		Manual Note		1,000								DECK		11-07-2007					317	2	MEASURED	
																		05-31-2000					247	14	INSPECTED	
																		05-10-2000					247	2	MEASURED	
																		02-13-1995					107	15	PERMIT VISIT	
																		02-25-1994					105	15	PERMIT VISIT	
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				37,187	SF	3.33	1.200	7	LAND	1.00	MG	1.00			0			1.000	4	148,700		
Total Card Land Units								0.85	AC	Parcel Total Land Area: 0.85				Total Land Value										148,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	129.26	
Interior Floor 2	3	HARDWOOD	RCN	384,909	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	5		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St	N	NONE	RCNLD	242,500	
FBM Sqft	600		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	1		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	112	12.00	1993	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	624		31.90	19,906	
EFP	ENCL PORCH	0	242		79.63	19,269	
FFL	1ST FLOOR	1,324	1,324		159.25	210,848	
GAR	GARAGE	0	460		63.70	29,302	
LLV	LOWR LEVEL	0	600		39.81	23,888	
TQS	3/4 STORY	468	624		119.44	74,529	
WDK	WOOD DECK	0	224		31.99	7,166	
Ttl Gross Liv / Lease Area		1,792	4,098			384,909	

