Property Location 107 FERNWOOD DR | Map ID 63/ 16/ 23/ / | Bldg Name | State Use 101
Vision ID 4837 | Account # 4911 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 11:21:13 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MIDDEL BENNETT J				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
107 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_389329_2850208

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	159300	159,300
RES LAND	101	144000	144,000
Total		303,300	303,300

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MIDDEL BENNETT J	25204	0328	10-26-2023	Q	I	300,000	00
FINKELSTEIN DAVID J	05643	0319	06-29-1984	U	I	91,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	196,500	2023	101	180,500	2022	101	161,900
	101	144,000		101	130,200		101	117,500
	Total	340,500		Total	310,700		Total	279,400

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)	159,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	144,000
Special Land Value	0
Total Appraised Parcel Value	303,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	303,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201402083	07-10-2014	25	WINDOWS	17,655	04-06-2015	100	04-06-2015	INCLUDES SIDING
201400074	02-24-2014	91	INSULATION	4,536		100	05-01-2014	
9	01-20-2006	12	REROOF	6,500				NVC
221	08-01-1993	MN	Manual Note	16,000				ADDITION

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-06-2015			317	15	PERMIT VISIT
06-14-2007			311	3	MEAS+INSPCTD
03-01-2007			311	15	PERMIT VISIT
05-11-2000			250	22	MAILER SENT
05-10-2000			247	2	MEASURED
02-25-1994			105	15	PERMIT VISIT
03-19-1992			170	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				28,186	SF	4.26	1.200	7	LAND	1.00	MG	1.00			0			1.000	5.11	144,000
						Total Card Land Units	0.65	AC	Parcel Total Land Area:			0.65										Total Land Value	144,000

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	21	SPLIT LEVL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
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	7	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	576	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

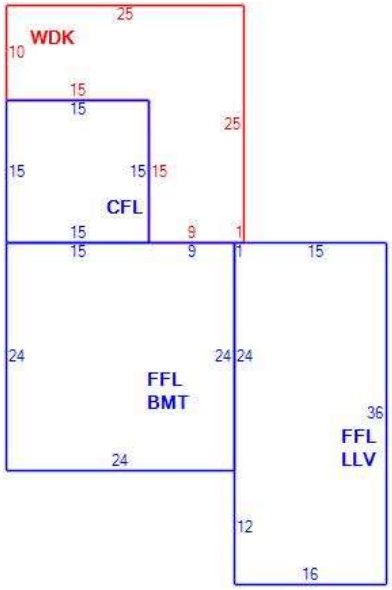
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	1	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	144.25
RCN	279,407
Net Other Adj	
Year Built	1960
Effective Year Built	1978
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	159,300
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	576		32.38	18,649
CFL	CATHEDRAL CE	225	225		167.21	37,622
FFL	1ST FLOOR	1,152	1,152		162.16	186,812
LLV	LOWR LEVEL	0	576		40.54	23,351
WDK	WOOD DECK	0	400		32.43	12,973
	Ttl Gross Liv / Lease Area	1,377	2,929			279,407