

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
OCONNOR NANCY D LE 42 FERNWOOD DR EAST LONGMEADOW MA 01028												Description RESIDNTL. RES LAND		Code 101 101		Appraised 189500 142000		Assessed 189,500 142,000		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER																							
				DRAINAGE				VIEW		COMMUNITY																							
				SUPPLEMENTAL DATA																													
GIS ID F_389863_2849520 Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total 331,500 331,500																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
OCONNOR NANCY D LE OCONNOR NANCY D HAYES MARY M				24029 0361 23423 0370 04993 0181		07-29-2021 09-16-2020 09-12-1980		U Q U		I I I		100 264,900 0		1A 00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																2024		101		171,100		2023		101		156,900		2022		101		140,300	
																		101		142,000				101		128,900				101		116,100	
														Total		313,100		Total		285,800		Total		256,400									
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																APPRAISED VALUE SUMMARY																	
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card) 189,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 142,000 Special Land Value 0 Total Appraised Parcel Value 331,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 331,500																							
0001						101		MG																									
NOTES																																	
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-23-556		08-25-2023		17		DECK		10,000		06-20-2024		100				16X20		06-20-2024						334		15		PERMIT VISIT					
202101913		05-28-2021		91		INSULATION		2,241				0						06-20-2018						333		3		MEAS+INSPCTD					
																		12-07-2007						317		14		INSPECTED					
																		06-07-2007						311		2		MEASURED					
																		11-06-2001						247		14		INSPECTED					
																		10-01-2001						250		22		MAILER SENT					
																		05-13-2001						247		2		MEASURED					
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				25,624	SF	4.62	1.200	7	LAND	1.00	MG	1.00					0			1.000	5.54	142,000							
Total Card Land Units								0.59	AC	Parcel Total Land Area: 0.59								Total Land Value										142,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	143.96	
Interior Floor 2	4	CARPET	RCN	300,728	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	189,500	
FBM Sqft	405		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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	1,013		34.77	35,227
EFP	ENCL PORCH	0	144		86.77	12,494
FFL	1ST FLOOR	1,206	1,206		173.53	209,278
GAR	GARAGE	0	462		69.49	32,103
WDK	WOOD DECK	0	336		34.60	11,627
Ttl Gross Liv / Lease Area		1,206	3,161			300,728

