Property Location 49 FERNWOOD DR | Map ID 63/ 22/ 4/ / | Bldg Name | State Use 101
Vision ID 4844 | Account # 4918 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-21-2025 10:38:12

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
HOBBS DECLAN A				
FITZGERALD HOBBS PATRICIA ANN	TOPO WET	EASEMENT	TRAFFIC	CORNER
49 FERNWOOD DR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_389672_2849815

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	233700	233,700
RES LAND	101	149700	149,700
RESIDNTL.	101	1500	1,500
Total		384,900	384,900

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HOBBS DECLAN A	20059	0203	10-16-2013	U	I	1	1F
HOBBS DECLAN A + PATRICIA ANN	13052	0509	03-20-2003	U	I	1	1A
HOBBS,DECLAN A	13038	0289	03-14-2003	U	I	1	1A
HOBBS FAMILY TRUST THE,DECLAN A	11449	0445	12-19-2000	U	I	1	1A
HOBBS,DECLAN A	BK-10	0000	02-27-1998	U	I	135,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	211,500	2024	101	194,900	2023	101	178,200
	101	149,700		101	149,700		101	136,500
	101	1,500		101	1,500		101	900
	Total	362,700		Total	346,100		Total	315,600

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	233,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	149,700
Special Land Value	0
Total Appraised Parcel Value	384,900
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	384,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202102491	08-04-2021	21	SIDING	31,569	06-13-2022	100	06-13-2022	REPLACE SIDING &

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-25-2018			333	3	MEAS+INSPCTD
06-07-2007			311	2	MEASURED
11-19-2001			247	14	INSPECTED
10-01-2001			250	22	MAILER SENT
05-13-2000			247	2	MEASURED
07-03-1992			131	14	INSPECTED
07-01-1992			190	1	LEFT NOTICE

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				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0			1.000	3.74	149,600
1	101	ONE FAM	RA				0.020	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	100
						Total Card Land Units	0.94	AC	Parcel Total Land Area:	0.94												Total Land Value	149,700

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
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	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

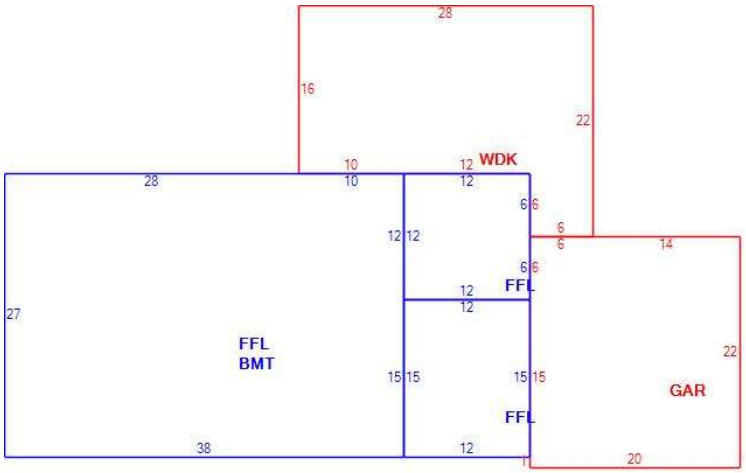
Element	Cd	Description
Central Vac	0	NO
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	157.16
RCN	333,854
Net Other Adj	
Year Built	1956
Effective Year Built	1995
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	233,700
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
02	SHED/FR			L	144	12.00	2002	70	0.00	GD	G	1.25	1,500

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,026		36.49	37,440
FFL	1ST FLOOR	1,350	1,350		182.63	246,555
GAR	GARAGE	0	440		73.05	32,143
WDK	WOOD DECK	0	484		36.60	17,715
	Ttl Gross Liv / Lease Area	1,350	3,300			333,854