

State Use 101
Print Date 11/22/2025 10:43:17

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
FERRARO THOMAS A FERRARO SOFYA 18 OXFORD LN EAST LONGMEADOW MA 01028 GIS ID F_392447_2848706												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	501600		501,600									
												RES LAND		101	154900		154,900									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16200		16,200									
				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		672,700		672,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
FERRARO THOMAS A JOHNSTON JAMES T JR FOLEY JOHN M FOLEY SUSAN C, FOLEY JOHN M + SUSAN C				25666	0155	11-22-2024	Q	I	775,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				22638	0118	04-25-2019	Q	I	459,000		00	2025	101	469,600	2024	101	408,800	2023	101	380,100						
				16378	0527	12-04-2006	U	I	1		1A		101	154,900		101	154,900		101	140,700						
				09061	0040	02-14-1995	U	I	1		1A		101	16,200		101	16,200		101	16,200						
				07600	0555	12-05-1990	U	V	67,000			Total	640,700		Total	579,900		Total	537,000							
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 501,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,200 Appraised Land Value (Bldg) 154,900 Special Land Value 0 Total Appraised Parcel Value 672,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 672,700																
0001						101		NV																		
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	
202202637		08-31-2022		12		REROOF		18,000				100				COMPLETE - NVC		06-15-2023					425	15	PERMIT VISIT	
89		05-05-2004		11		POOL		23,000								20 X 40 INGR-POOL		06-26-2018					333	2	MEASURED	
265		12-01-1990		MN		Manual Note		200,000								DWLG		07-14-2005					274	3	MEAS+INSPECTD	
																		01-19-2005					311	15	PERMIT VISIT	
																		04-11-2000					247	14	INSPECTED	
																		04-05-2000					247	13	MISSED APPT	
																		11-30-1999					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				37,421	SF	3.31	1.250	9	LAND	1.00	NV	1.00				0		1.000	4.14	154,900		
Total Card Land Units								0.86	AC	Parcel Total Land Area: 0.86								Total Land Value								154,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	B	GOOD	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	Percentage
Roof Structure	2	HIP			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	124.59	
Interior Floor 2	3	HARDWOOD	RCN	590,133	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1990	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	1		Year Remodeled	2020	
Extra Fixtures	4		Depreciation %	15	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St	N	NONE	RCNLD	501,600	
FBM Sqft	950		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	0		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2004	70	0.00	GD	A	1.00	16,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,502		34.19	51,361
CFL	CATHEDRAL CE	288	288		176.55	50,847
FFL	1ST FLOOR	1,214	1,214		171.20	207,839
GAR	GARAGE	0	883		68.44	60,434
OFF	OPEN PORCH	0	92		16.75	1,541
OSP	SCRN PORCH	0	196		25.33	4,965
PAT	PATIO	0	621		8.55	5,307
SFL	2ND FLOOR	1,214	1,214		171.20	207,839
Ttl Gross Liv / Lease Area		2,716	6,010			590,133

