

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
FERRERO JOHN E 26 FORBES HILL RD EAST LONGMEADOW MA 01028 GIS ID F_394127_2839395												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	220100		220,100										
												RES LAND		101	339400		339,400										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	48500		48,500										
				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				608,000								608,000															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
FERRERO JOHN E FERRERO WILLIAM J +,				16514	0135	02-16-2007	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				02915	0437	11-02-1962	U	I	0		2025	101	199,500	2024	101	184,000	2023	101	168,500								
												101	339,400		101	339,400		101	326,200								
												101	48,500		101	48,500		101	38,300								
Total												Total		587,400		Total		571,900		Total		533,000					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description		YEAR												Amount		Comm Int			
								SEWER BETTE																			
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY																	
Nbhd		Nbhd Name			Tracing			Batch																			
0001					101			MG																			
NOTES										HORSE STALLS IN LARGE BARN																	
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			
																	04-25-2018					333	2	MEASURED			
																	06-14-2005					274	3	MEAS+INSPCTD			
																	11-22-1999					247	3	MEAS+INSPCTD			
																	10-28-1991					107	3	MEAS+INSPCTD			
																	11-17-1980					500	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		RAA				40,000		SF	3.12	1.200	7	LAND	1.00	MG	1.00						1.000	3.74		149,600	
1	101	ONE FAM		RAA				12.910		AC	7,000.00	1.000	0		0.70	MG	1.00	TOP3		0 DEV2			1.000	14,700		189,800	
Total Card Land Units								13.83		AC	Parcel Total Land Area:				13.83		Total Land Value								339,400		

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	1	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		147.33
Interior Floor 1	4	CARPET	RCN		386,138
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1962
Heat Type	3	FORCED H/W	Effective Year Built		1982
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		220,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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
31	BARN			L	2,52	20.00	1965	50	0.00	FR	A	1.00	25,200
02	SHED/FR			L	200	12.00	1965	50	0.00	FR	F	0.90	1,100
02	SHED/FR			L	770	12.00	1965	50	0.00	FR	F	0.90	4,200
31	BARN			L	1,26	20.00	1963	60	0.00	AV	A	1.00	15,100
37	STABLE			L	160	20.00	1998	60	0.00	AV	A	1.00	1,900
37	STABLE			L	80	20.00	1998	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,612		34.63	55,831	
EFB	ENCL PORCH	0	240		86.69	20,807	
FFL	1ST FLOOR	1,612	1,612		173.39	279,504	
GAR	GARAGE	0	330		69.36	22,887	
OPF	OPEN PORCH	0	240		17.34	4,161	
PAT	PATIO	0	336		8.77	2,948	
Ttl Gross Liv / Lease Area		1,612	4,370			386,138	

