Property Location 26 FENWAY LN | Map ID 58/ 67/ A/ / | Bldg Name | State Use 101
Vision ID 6599 | Account # 6707 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 8:40:42 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
PERSAUD MARTIN P S TR				
PERSAUD MARISA E TR	TOPO WET	EASEMENT	TRAFFIC	CORNER
26 FENWAY LN				
	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_388203_2857378

CURRENT ASSESSMENT			
Description	Code	Appraised	Assessed
RESIDNTL.	101	395200	395,200
RES LAND	101	140400	140,400
	Total	535,600	535,600

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PERSAUD MARTIN P S TR	25833	0252	04-22-2025	U	I	100	1A
PERSAUD MARTIN P	19348	0595	07-16-2012	U	I	358,000	00
RICHARD CHARLES H,	13892	0419	01-09-2004	U	V	150,000	1
CARANDO PETER F JR,	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	369,300	2024	101	340,900	2023	101	316,100
	101	140,400		101	140,400		101	128,000
	Total	509,700		Total	481,300		Total	444,100

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	NV

NOTES

SUB DIV 955

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	395,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	140,400
Special Land Value	0
Total Appraised Parcel Value	535,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	535,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
362	11-16-2005	2	DWELLING	175,000		0		SEE NOTES

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-01-2018			333	2	MEASURED
07-30-2009			400	14	INSPECTED
01-28-2009			317	15	PERMIT VISIT
12-07-2007			317	3	MEAS+INSPCTD
04-26-2007			311	2	MEASURED
01-13-2006			311	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				40,000	SF	3.12	1.250	8	LAND	0.90	NG	1.00	ESM2		0			1.000	3.51	140,400
1	101	ONE FAM	RA				0.000	AC	7,000.00	1.000	0		1.00	NG	1.00			0			1.000	7,000	0
Total Card Land Units							0.92	AC	Parcel Total Land Area:		0.92										Total Land Value		140,400

Property Location	26 FENWAY LN		Map ID	58/ 67/ A/ /	Bldg Name		State Use 101
Vision ID 6599		Account # 6707		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/24/2025 8:40:42 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

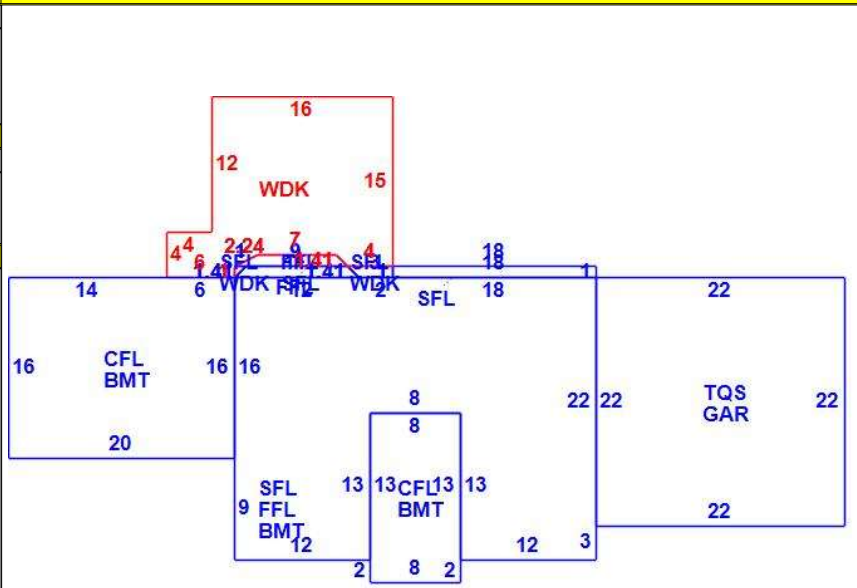
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	134.71
RCN	439,107
Net Other Adj	
Year Built	2006
Effective Year Built	2015
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	90
RCNLD	395,200
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	1,136		32.12	36,485
CFL	CATHEDRAL CE	440	440		165.48	72,809
FFL	1ST FLOOR	715	715		160.73	114,920
GAR	GARAGE	0	484		64.42	31,181
SFL	2ND FLOOR	729	729		160.73	117,170
TQS	3/4 STORY	363	484		120.55	58,344
WDK	WOOD DECK	0	255		32.15	8,197
	Ttl Gross Liv / Lease Area	2,247	4,243			439,107