

Property Location: 57 BENT TREE DR

Account #5522

MAP ID:76/ 72/ 14/ /

Bldg Name:

State Use:101

Vision ID: 5444

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 22:14

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																									
MANFERDINI ERNEST F MANFERDINI PATRICIA B 57 BENT TREE DR EAST LONGMEADOW, MA 01028 Additional Owners:											Description		Code						Appraised Value		Assessed Value																			
											RESIDENTL.		101						277,300		277,300																			
											RES LAND		101						136,400		136,400																			
											RESIDENTL.		101		1,400		1,400																							
SUPPLEMENTAL DATA																																								
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_390752_2848838				Received Prior ID Owner Occ Final Area 2800 Current Ac. 1.03827 ASSOC PID#																																	
Total											415,100		415,100																											
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																									
MANFERDINI ERNEST F CZUPRYNA			06037/ 133 05788/ 0116		03/19/1986 04/03/1985		U U		V I		35,900 0		G		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
															2014		B		272,500		2013		B		269,700		2012		B		265,900									
															2014		L		143,200		2013		L		139,200		2012		L		139,200									
															2014		O		1,300		2013		O		1,300		2012		O		1,300									
															Total:				417,000		Total:				410,200		Total:				406,400									
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																												
Year		Type		Description			Amount		Code		Description			Number		Amount		Comm. Int.																						
ASSESSING NEIGHBORHOOD																																								
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																												
0001/A									101			NV																												
NOTES																																								
											Appraised Bldg. Value (Card) 277,300																													
											Appraised XF (B) Value (Bldg) 0																													
											Appraised OB (L) Value (Bldg) 1,400																													
											Appraised Land Value (Bldg) 136,400																													
											Special Land Value 0																													
											Total Appraised Parcel Value 415,100																													
											Valuation Method: C																													
											Adjustment: 0																													
											Net Total Appraised Parcel Value 415,100																													
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												
																		06/29/2006						311		14		INSPECTED												
																		06/15/2006						311		2		MEASURED												
																		02/09/2000						247		14		INSPECTED												
																		12/22/1999						247		2		MEASURED												
																		03/10/1993						131		15		PERMIT VISIT												
LAND LINE VALUATION SECTION																																								
B #		Use Code		Use Description			Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value	
																																	Spec Use		Spec Calc					
1		101		ONE FAM			RAA								40,000		2.20		1.5400		9		1.0000		1.00		NV		1.00						1.00		3.39		135,600	
1		101		ONE FAM			RAA								0.12		7,000.00		1.0000		0		1.0000		1.00		NV		1.00						1.00		7,000.00		800	
Total Card Land Units:											1.04		AC		Parcel Total Land Area:				1.04 AC				Total Land Value:										136,400							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)													
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description										
Style	06		COLONIAL	#Heat Sys	2												
Model	01		RESIDENTIAL	Central Vac	1		YES										
Grade	B-		GOOD (-)	FBM Sqft													
Stories	2.00		2 Story	Int vs Ext	S												
Foundation	1		CONCRETE	MIXED USE													
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage										
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100										
Roof Structure	1		GABLE	COST/MARKET VALUATION													
Roof Cover	1		ASPHALT SH														
Interior Wall 1	1		DRYWALL														
Interior Wall 2				Adj. Base Rate:				84.44									
Interior Floor 1	4		CARPET	Replace Cost AYB EYB Dep Code Remodel Rating Year Remodeled Dep % Functional Obslnc External Obslnc Cost Trend Factor Condition % Complete Overall % Cond Apprais Val Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment				326,186									
Interior Floor 2	3		HARDWOOD					1987									
Heat Fuel	2		GAS					1999									
Heat Type	1		FORCED H/A					GD									
AC Type	03		FULL														
Bedrooms	4																
Full Baths	3																
Half Baths	1																
Extra Fixtures	0							15									
Total Rooms	8																
Bath Style	G		GOOD														
Kitchen Style	G		GOOD					1									
Kitchens	1																
Extra Kitchens	0							85									
Frame	1		WOOD					277,300									
Basement Floor	12							0									
Bsmt Garage																	
Units	1							0									
WS Flues																	
FBM Quality								0									
Fireplaces	1																
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																	
Code	Description		Sub					Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR								L	180	7.48	1987	V		GD	70	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,696		16.88	28,625	
CFL	CATHEDRAL CE	480	480		86.90	41,713	
FFL	1ST FLOOR	1,120	1,120		84.44	94,571	
GAR	GARAGE	0	936		33.74	31,580	
OPF	OPEN PORCH	0	96		8.80	844	
SFL	2ND FLOOR	1,200	1,200		84.44	101,326	
UHS	UNFIN HALF STORY	0	936		25.35	23,727	
WDK	WOOD DECK	0	320		11.87	3,800	
Ttl. Gross Liv/Lease Area:		2,800	6,784	3,863		326,186	

