

Property Location: 40 BENT TREE DR

MAP ID:76/ 69/ 7/ /

Bldg Name:

State Use:101

Account #5518

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2015 12:53

VISION

1

TYPCL

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_391032_2848540

Received
Prior ID
Owner Occ
Final Area
Current Ac.
ASSOC PID#

Current Owner

GELINAS JOY A
GELINAS ROLAND D
40 BENT TREE DR

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

Current Assessment

Description

Code

Appraised Value

Assessed Value

RESIDENTL.
RES LAND

101
101

241,100
136,600

241,100
136,600

Total

377,700

377,700

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

MANFERDINI JILL A
GELINAS JOY A
GELINAS ,JOY A
PAPAZOGOLOU
CIRIELLO

20713/ 496
14138/ 505
07200/ 0212
06209/ 102
05940/ 0117

05/21/2015
04/28/2004
06/22/1989
08/29/1986
11/08/1985

Q
U
U
U
U

I
I
I
I
I

389,900
360,000
250,000
196,900
71,800

00
G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

241,100

2014

B

241,600

2013

B

236,700

2015

101

136,600

2014

L

143,400

2013

L

139,400

Total:

377,700

Total:

385,000

Total:

376,100

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

NOTES

NC=NEW KITCHEN INSPECT DURING CYCLICAL

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

407

12/07/2006

32

SUNROOM

48,000

0

15 X 19 NOT STARTED

03/21/2008
03/14/2008
03/14/2008
03/08/2007
06/08/2006

317
350
350
311
311

15
15
15
15
3

PERMIT VISIT
PERMIT VISIT
PERMIT VISIT
PERMIT VISIT
MEAS+INSPCTD

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

1

101

ONE FAM

RAA

40,000

2.20

1.5400

9

1.0000

1.00

NV

1.00

Spec Use

Spec Calc

1.00

3.39

135,600

1

101

ONE FAM

RAA

0.14

7,000.00

1.0000

0

1.0000

1.00

NV

1.00

1.00

7,000.00

1,000

Total Card Land Units:

1.06

AC

Parcel Total Land Area:

1.06

AC

Total Land Value:

136,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	06		COLONIAL			#Heat Sys	1					
Model	01		RESIDENTIAL			Central Vac	0		NO			
Grade	B-		GOOD (-)			FBM Sqft	1010					
Stories	2.00		2 STORY			Int vs Ext	S		SAME			
Foundation	1		CONCRETE			MIXED USE						
Exterior Wall 1	4		VINYL			Code	Description			Percentage		
Exterior Wall 2						101	ONE FAM			100		
Roof Structure	1		GABLE									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	1		DRYWALL									
Interior Wall 2						COST/MARKET VALUATION						
Interior Floor 1	4		CARPET			Adj. Base Rate:			96.15			
Interior Floor 2	3		HARDWOOD									
Heat Fuel	2		GAS									
Heat Type	1		FORCED H/A			Replace Cost			283,639			
AC Type	03		FULL			AYB			1986			
Bedrooms	3					EYB			1999			
Full Baths	2					Dep Code			GD			
Half Baths	1					Remodel Rating						
Extra Fixtures	0					Year Remodeled						
Total Rooms	7					Dep %			15			
Bath Style	G		GOOD			Functional Obslnc						
Kitchen Style	G		GOOD			External Obslnc						
Kitchens	1					Cost Trend Factor			1			
Extra Kitchens	0					Condition			NC			
Frame	1		WOOD			% Complete			85			
Basement Floor	12		CONCRETE			Overall % Cond			85			
Bsmt Garage						Apprais Val			241,100			
Units	1					Dep % Ovr			0			
WS Flues						Dep Ovr Comment						
FBM Quality	4					Misc Imp Ovr			0			
Fireplaces	1					Misc Imp Ovr Comment						
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
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
BMT	BASEMENT			0		1,346				19.22		25,864
EFP	ENCL PORCH			0		258				28.70		7,403
FFL	1ST FLOOR			1,346		1,346				96.15		129,416
GAR	GARAGE			0		528				38.42		20,287
OFP	OPEN PORCH			0		68				9.90		673
SFL	2ND FLOOR			1,040		1,040				96.15		99,995
Ttl. Gross Liv/Lease Area:				2,386		4,586		2,950				283,639

