

Property Location: 45 BENT TREE DR
Vision ID: 5442

Account #5520

MAP ID:76/ 70/ 15/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 12:53

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
BRETON LEO J BRETON CAROL A 45 BENT TREE DR EAST LONGMEADOW, MA 01028 Additional Owners:											Description		Code						Appraised Value		Assessed Value	
											RESIDENTL.		101						203,800		203,800	
											RES LAND		101						136,600		136,600	
											RESIDENTL.		101		11,300		11,300					
SUPPLEMENTAL DATA																						
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_390926_2848855				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#															
											Total							351,700		351,700		

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
BRETON LEO J CZUPRYNA				06239/ 152 05788/ 0116		09/26/1986 04/03/1985		U	I	172,000 0		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	203,800		2014	B	205,500		2013	B	200,400	
													2015	101	136,600		2014	L	143,400		2013	L	139,400	
													2015	101	11,300		2014	O	13,000		2013	O	13,100	
													Total:		351,700		Total:		361,900		Total:		352,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description		Amount	Code	Description														Number	Amount	Comm. Int.
Total:																						

ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)203,800 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)11,300 Appraised Land Value (Bldg)136,600 Special Land Value0 Total Appraised Parcel Value351,700 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value351,700													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A								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	
201402821		11/17/2014		91	INSULATION		2,800			0			POOL I SFR		07/13/2006				311	14	INSPECTED	
62		04/01/1989		MN	Manual Note		11,820			0					06/13/2006				311	2	MEASURED	
88		01/01/1986		MN	Manual Note		0			0					04/03/2000				247	14	INSPECTED	
															12/22/1999				247	2	MEASURED	
															06/22/1992				131	3	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			
																	Spec Use	Spec Calc							
1	101	ONE FAM	RAA				40,000	SF	2.20	1.5400	9	1.0000	1.00	NV	1.00				1.00		3.39	135,600			
1	101	ONE FAM	RAA				0.14	AC	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	2			
Model	01		RESIDENTIAL	Central Vac	1		YES	
Grade	B-		GOOD (-)	FBM Sqft				
Stories	2.00		2 Story	Int vs Ext	S			
Foundation	1			MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION				
Interior Wall 2				Adj. Base Rate:			93.12	
Interior Floor 1	4		CARPET	Replace Cost			239,786	
Interior Floor 2	3		HARDWOOD				AYB	1986
Heat Fuel	2		GAS				EYB	1999
Heat Type	1		FORCED H/A				Dep Code	GD
AC Type	01		NONE	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	2			Dep %			15	
Half Baths	1			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	7			Cost Trend Factor			1	
Bath Style	G		GOOD	Condition				
Kitchen Style	G		GOOD	% Complete				
Kitchens	1			Overall % Cond			85	
Extra Kitchens	0			Apprais Val			203,800	
Frame	1		WOOD	Dep % Ovr			0	
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr			0	
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr			0	
FBM Quality				Cost to Cure Ovr Comment				
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
11	POOL I-V	OB	Outbuilding	L	512	29.00	1989	A		GD	70	10,400
02	SHED/FR			L	180	7.48	1989	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,152		18.59	21,418	
FFL	1ST FLOOR	1,152	1,152		93.12	107,275	
GAR	GARAGE	0	588		37.22	21,883	
OFP	OPEN PORCH	0	64		8.73	559	
SFL	2ND FLOOR	900	900		93.12	83,809	
WDK	WOOD DECK	0	368		13.16	4,842	

Ttl. Gross Liv/Lease Area:		2,052	4,224	2,575	239,786		
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