

Property Location: 73 BENT TREE DR

MAP ID:76/ 74/ 13/ /

Bldg Name:

State Use:101

Account #5524

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/06/2016 11:49

VISION

GOODWIN JAMES R JR

GOODWIN GAIL E

73 BENT TREE DRIVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_390578_2848820

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

316,800

316,800

RES LAND

101

140,800

140,800

RESIDENTL.

101

500

500

Total

458,100

458,100

1006

AST LONGMEADOW, MA

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

GOODWIN JAMES R JR

SMITH

CARLIN

SMITH

CIRIELLO

06971/ 0552

06924/ 0231

06924/ 0230

06650/ 366

05940/ 0117

09/22/1988

08/04/1988

08/04/1988

10/13/1987

11/08/1985

U

U

U

U

U

I

I

I

I

V

85,000

327,325

1

65,000

71,800

F

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

313,300

2015

101

313,300

2014

B

302,400

2016

101

136,400

2015

101

136,400

2014

L

143,200

2016

101

500

2015

101

500

2014

O

600

Total:

450,200

Total:

450,200

Total:

446,200

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

101

NV

NOTES

TWO SINKS IN ONE BATH. BEDROOM OVER FGR

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

316,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

500

Appraised Land Value (Bldg)

140,800

Special Land Value

0

Total Appraised Parcel Value

458,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

458,100

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

201601160

04/07/2016

21

SIDING

60,000

0

INC WINDOWS

04/03/2007

250

22

MAILER SENT

361

12/01/1987

MN

Manual Note

200,000

0

SFR

08/03/2006

311

14

INSPECTED

06/15/2006

311

2

MEASURED

02/15/2000

247

14

INSPECTED

12/22/1999

247

2

MEASURED

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

1.5900

9

1.0000

1.00

NV

1.00

Spec Use

Spec Calc

1.00

3.50

140,000

1

101

ONE FAM

RAA

0.11

7,000.00

1.0000

0

1.0000

1.00

NV

1.00

1.00

7,000.00

800

Total Card Land Units:

1.03

AC

Parcel Total Land Area:

1.03

AC

Total Land Value:

140,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			84.29
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			348,129
AC Type	03		FULL	AYB			1987
Bedrooms	5			EYB			2005
Full Baths	3			Dep Code			VG
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	9			Dep %			9
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			91
Bsmt Garage				Apprais Val			316,800
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,740		16.86	29,334
CFL	CATHEDRAL CE	168	168		86.80	14,583
FFL	1ST FLOOR	1,582	1,582		84.29	133,351
GAR	GARAGE	0	528		33.69	17,786
HST	HALF STORY	264	528		42.15	22,253
OFP	OPEN PORCH	0	56		9.03	506
SFL	2ND FLOOR	1,302	1,302		84.29	109,749
TQS	3/4 STORY	210	280		63.22	17,701
WDK	WOOD DECK	0	240		11.94	2,866
Ttl. Gross Liv/Lease Area:		3,526	6,424	4,130		348,129

