

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT														
BRETON LEO J BRETON CAROL A 45 BENT TREE DR EAST LONGMEADOW, MA 01028 Additional Owners:														Description		Code		Appraised Value		Assessed Value								
														RESIDNTL.		101		211,800		211,800								
														RES LAND		101		131,000		131,000								
														RESIDNTL.		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 Field 7 Field 8 Field 9 Field 10 ASSOC PID#																
Total										354,100												354,100						
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			
															2017	101	206,100		2016	101	203,800		2015	101	203,800			
															2017	101	141,000		2016	101	136,600		2015	101	136,600			
															2017	101	11,300		2016	101	11,300		2015	101	11,300			
Total:														358,400		Total:		351,700		Total:		351,700						
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:																APPRAISED VALUE SUMMARY												
NBHD/ SUB		NBHD Name				Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)								211,800								
0001/A								101		NV		Appraised XF (B) Value (Bldg)								0								
NOTES										Appraised OB (L) Value (Bldg)								11,300										
										Appraised Land Value (Bldg)								131,000										
										Special Land Value								0										
										Total Appraised Parcel Value								354,100										
										Valuation Method:								C										
Adjustment:										0																		
Net Total Appraised Parcel Value										354,100																		
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							
201402821		11/17/2014		91	INSULATION		2,800			0					07/13/2006				311	14	INSPECTED							
62		04/01/1989		MN	Manual Note		11,820			0			POOL I		06/13/2006				311	2	MEASURED							
88		01/01/1986		MN	Manual Note		0			0			SFR		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				
1	101	ONE FAM			RAA				40,000 SF	2,32	1.4000	9	1.0000	1.00	NV	1.00			Spec Use	Spec Calc		1.00	3.25	130,000				
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:					131,000	

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		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	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							
Interior Floor 1	4		CARPET	Adj. Base Rate:		100.33	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		258,353	
AC Type	01		NONE	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 %		18	
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		82	
Bsmt Garage				Apprais Val		211,800	
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			

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		20.03	23,076	
FFL	1ST FLOOR	1,152	1,152		100.33	115,582	
GAR	GARAGE	0	588		40.10	23,578	
OFP	OPEN PORCH	0	64		9.41	602	
SFL	2ND FLOOR	900	900		100.33	90,298	
WDK	WOOD DECK	0	368		14.18	5,217	

Ttl. Gross Liv/Lease Area:		2,052	4,224	2,575		258,353	
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