

Property Location: 40 BENT TREE DR

Account #5518

MAP ID: 76/ 69/ 7/ /

Bldg Name:

State Use: 101

Vision ID: 5440

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/10/2018 09:58

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION																								
MANFERDINI JILL A C/O COSTA JILL A 40 BENT TREE DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																		
											RESIDENTL.		101						265,500		265,500																		
													RES LAND						101		131,000		131,000																
													RESIDENTL.						101		1,400		1,400																
SUPPLEMENTAL DATA										Total				397,900		397,900																							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																								
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		1 1 1 1 1		389,900 360,000 250,000 196,900 71,800		00 G		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value								
															2018		101		249,500		2017		101		243,700		2016		101		241,100								
															2018		101		131,000		2017		101		141,000		2016		101		136,600								
															2018		101		1,400		2017		101		1,400														
															Total:				381,900		Total:				386,100		Total:				377,700								
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 265,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,400 Appraised Land Value (Bldg) 131,000 Special Land Value 0 Total Appraised Parcel Value 397,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 397,900																									
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																																							
REAR FENCED, EST																																							
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		1		PORCH		48,000				0				15 X 19 SUNROOM		04/08/2016						317		2		MEASURED											
																		03/21/2008						317		15		PERMIT VISIT											
																		03/14/2008						350		15		PERMIT VISIT											
																		03/14/2008						350		15		PERMIT VISIT											
																		03/08/2007						311		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		2.32		1.4000		9		1.0000		1.00		NV		1.00						1.00		3.25		130,000	
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:										131,000									

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:			111.02
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS	Replace Cost			327,718
Heat Type	1		FORCED H/A	AYB			1986
AC Type	03		FULL	EYB			1999
Bedrooms	3			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %			19
Total Rooms	7			Functional ObsInc			
Bath Style	G		GOOD	External ObsInc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			81
Basement Floor	12		CONCRETE	Apprais Val			265,500
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	4			Misc Imp Ovr Comment			
Fireplaces	1			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
19	PATIO			L	360	5.75	2007	A		GD	70	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,346		22.19	29,863
EPF	ENCL PORCH	0	258		33.13	8,548
FFL	1ST FLOOR	1,346	1,346		111.02	149,427
GAR	GARAGE	0	528		44.36	23,424
OPF	OPEN PORCH	0	85		11.75	999
SFL	2ND FLOOR	1,040	1,040		111.02	115,456

Ttl. Gross Liv/Lease Area:		2,386	4,603	2,952		327,718

