Property Location: 73 BENT TREE DR | MAP ID: 76/ 74/ 13/ / | Bldg Name: | State Use: 101

Vision ID: 5446 | Account #5524 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/10/2018 10:00

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GOODWIN JAMES R JR GOODWIN GAIL E 73 BENT TREE DRIVE EAST LONGMEADOW, MA 01028 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_390578_2848820	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	328,100	328,100
RES LAND	101	130,800	130,800
RESIDNTL.	101	500	500
		Total	459,400	459,400

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GOODWIN JAMES R JR	06971/ 0552	09/22/1988	U	I	85,000	F
SMITH	06924/ 0231	08/04/1988	U	I	327,325	
CARLIN	06924/ 0230	08/04/1988	U	I	1	B
SMITH	06650/ 366	10/13/1987	U	I	65,000	
CIRIELLO	05940/ 0117	11/08/1985	U	V	71,800	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	101	334,200	2017	101	316,800	2016	101	313,300
2018	101	130,800	2017	101	140,800	2016	101	136,400
2018	101	500	2017	101	500	2016	101	500
	Total:	465,500		Total:	458,100		Total:	450,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NV

NOTES

TWO SINKS IN ONE BATH. BEDROOM OVER FGR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	328,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	130,800
Special Land Value	0
Total Appraised Parcel Value	459,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**459,400**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201803085	10/31/2018	42	REPAIRS	3,000		0		BEAM
201802785	09/12/2018	7	REMODEL	38,201		0		2ND FL MSTR BATH
201601160	04/07/2016	21	SIDING	60,000	05/04/2017	100	05/04/2017	INC WINDOWS
361	12/01/1987	MN	Manual Note	200,000		0		SFR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/04/2017			317	15	PERMIT VISIT
04/03/2007			250	22	MAILER SENT
08/03/2006			311	14	INSPECTED
06/15/2006			311	2	MEASURED
02/15/2000			247	14	INSPECTED

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 Spec Use	Special Pricing Spec Calc	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				1.00	3.25	130,000
1	101	ONE FAM	RAA				0.11	AC	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: 130,800

Property Location: 73 BENT TREE DR **MAP ID:** 76/ 74/ 13/ / **Bldg Name:** **State Use:** 101

Vision ID: 5446 **Account #**5524 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/10/2018 10:00

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	B-		GOOD (-)
Stories	2.00		2 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	5		
Full Baths	3		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	9		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

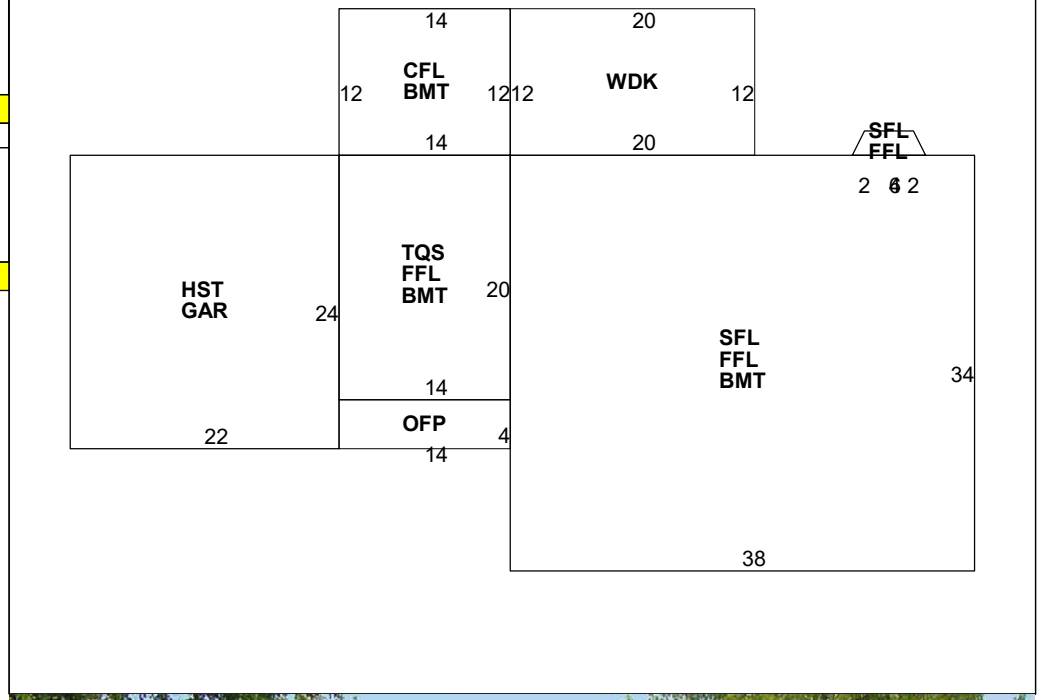
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	88.28
Replace Cost	364,609
AYB	1987
EYB	2008
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	10
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	90
Apprais Val	328,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
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
02	SHED/FR			L	120	7.48	1988	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,740		17.66	30,723
CFL	CATHEDRAL CE	168	168		90.91	15,273
FFL	1ST FLOOR	1,582	1,582		88.28	139,664
GAR	GARAGE	0	528		35.28	18,628
HST	HALF STORY	264	528		44.14	23,307
OFP	OPEN PORCH	0	56		9.46	530
SFL	2ND FLOOR	1,302	1,302		88.28	114,945
TQS	3/4 STORY	210	280		66.21	18,539
WDK	WOOD DECK	0	240		12.51	3,002
	Ttl. Gross Liv/Lease Area:	3,526	6,424	4,130		364,609