

State Use 101
Print Date 12/19/2019 5:53:03 P

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
BRETON LEO J BRETON CAROL A 45 BENT TREE DR EAST LONGMEADOW MA 01028 GIS ID F_390926_2848855												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		232900		232,900								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		135000		135,000								
												RESIDNTL.		101		12000		12,000								
				SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		379,900		379,900								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
BRETON LEO J CZUPRYNA				06239 05788		0152 0116		09-26-1986 04-03-1985		U U		I I		172,000 0		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2019	101	226,400	2018	101	211,800	2017	101	206,100
																			101	131,000		101	131,000		101	141,000
																			101	12,000		101	11,300		101	11,300
						Total										Total	369400	Total	354100	Total	358400					
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int											
				Total		0.00																				
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value								
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								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		06-26-2018			333	2	MEASURED				
62		04-01-1989		MN	Manual Note		11,820										07-13-2006			311	14	INSPECTED				
88		01-01-1986		MN	Manual Note												06-13-2006			311	2	MEASURED				
																	04-03-2000			247	14	INSPECTED				
																	12-22-1999			247	2	MEASURED				
																	06-22-1992			131	3	MEAS+INSPCTD				
															01-23-1990			105	15	PERMIT VISIT						
LAND LINE VALUATION SECTION																										
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value				
1	101	ONE FAM	RAA				40,000	SF	2.39	1.400	9	LAND	1.00	NV	1.00			0		1.000	3.35	134,000				
1	101	ONE FAM	RAA				0.140	AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000.00	1,000				
Total Card Land Units							1.058	AC	Parcel Total Land Area:			1.0583						Total Land Value					135,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	84.10	
Interior Floor 2	3	HARDWOOD	RCN	287,492	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	01	NONE	Effective Year Built	1999	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	232,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
11	POOL I-V	OB	Outbuildi	L	512	29.00	1989	70	0.00	GD	A	1.00	10,400
02	SHED/FR			L	180	7.48	1989	70	0.00	GD	A	1.00	900
25	GRNHSE-G			L	48	23.00	2016	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		22.29	25,679	
FFL	1ST FLOOR	1,152	1,152		111.65	128,618	
GAR	GARAGE	0	588		44.62	26,237	
OFP	OPEN PORCH	0	64		10.47	670	
SFL	2ND FLOOR	900	900		111.65	100,483	
WDK	WOOD DECK	0	368		15.78	5,806	
Ttl Gross Liv / Lease Area		2,052	4,224	2,575		287,492	

