

Property Location		40 BENT TREE DR		Map ID		76/ 69/ 71 /		Bldg Name		State Use 101	
Vision ID		5440		Account #		5518		Bldg #		1	
								Sec #		1 of 1	
								Card #		1 of 1	
										Print Date 11-04-2020 9:20:30 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MANFERDINI JILL A C/O COSTA JILL A 40 BENT TREE DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	283300	283,300		
						RES LAND	101	135000	135,000		
						RESIDNTL.	101	1400	1,400		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID		F_391032_2848540				Total		419,700		419,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MANFERDINI JILL A GELINAS JOY A GELINAS ,JOY A PAPAZOGOLOU CIRIELLO		20713	0496	05-21-2015	Q	I	389,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		14138	0505	04-28-2004	U	I	360,000		2020	101	272,600	2019	101	265,500	2018	101	249,500	
		07200	0212	06-22-1989	U	I	250,000			101	135,000		101	131,000		101	131,000	
		06209	0102	08-29-1986	U	I	196,900			101	1,400		101	1,400		101	1,400	
		05940	0117	11-08-1985	U	I	71,800	1	Total		409000		Total		397900		Total	381900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			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
									06-08-2006			311	3	MEAS+INSPCTD
									04-20-2000			247	14	INSPECTED

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	1.000	0		1.00	NV	1.00		0		1.000	7,000	1,000		
Total Card Land Units							1.058	AC	Parcel Total Land Area: 1.0583							Total Land Value							135,000

Property Location 40 BENT TREE DR
 Vision ID 5440 Account # 5518

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Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
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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	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	86.33	
Interior Floor 2	3	HARDWOOD	RCN	354,161	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	20	
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	80	
Extra Kitchen St			RCNLD	283,300	
FBM Sqft	1010		Dep % Ovr		
FBM Quality	4		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
19	PATIO			L	360	5.75	2007	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,346		23.97	32,262	
EFP	ENCL PORCH	0	259		36.12	9,355	
FFL	1ST FLOOR	1,346	1,346		119.93	161,429	
GAR	GARAGE	0	528		47.93	25,306	
OFP	OPEN PORCH	0	85		12.70	1,079	
SFL	2ND FLOOR	1,040	1,040		119.93	124,730	
Ttl Gross Liv / Lease Area		2,386	4,604	2,953		354,161	

