

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FERRENTINO JOSEPH FERRENTINO VINCENZA 109 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380737_2844614												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		398200		398,200											
												RES LAND		101		140500		140,500											
				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#																					
										Total 538,700 538,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FERRENTINO JOSEPH DAVIS JOHN + STEPHEN A, ASM + CO INC				18329		0156		06-09-2010		U		V		110,000		1		Year		Code		Assessed		Year		Code		Assessed	
				09348		0266		12-27-1995		U		V		745,000		1		2021		101		382,200		2020		101		366,900	
				00000		0000				U				0						101		130,200				101		130,200	
																		Total		512,400		Total		497,100		Total		483,200	
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																													
Nbhd				Nbhd Name				B				Tracing				Batch													
0001												101				NV													
NOTES																													
FY2012 SUB 1076-LOT X1-1R-BOOK PLANS 359-86,1475 SF TO PARCEL 30-31-25 MAP CHANGED TO REFLECT SUB DIV-BK 18870 P275 DATED 8/5/11																		Appraised BLDG. Value (Card) 398,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 140,500 Special Land Value 0 Total Appraised Parcel Value 538,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 538,700											
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	
196		07-08-2010		2		DWELLING		320,000								OC 11/29/2010 80X		03-15-2018 11-23-2010						333 400		2 25		MEASURED OC 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		MULT				32,146 SF		3.12	1.400	9	LAND	1.00	NV	1.00			0			1.000		4.37		140,500			
Total Card Land Units 0.74 AC Parcel Total Land Area: 0.74																		Total Land Value 140,500											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
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	16	STONE VENR	101	ONE FAM	
Roof Structure	2	HIP	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	87.12	
Interior Floor 2	6	CERAMIC TL	RCN	423,579	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2010	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	6	
Total Rooms	0		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	94	
Extra Kitchen St			RCNLD	398,200	
FBM Sqft	706		Dep % Ovr		
FBM Quality	4		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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,412		25.18	35,561
CFL	CATHEDRAL CE	488	488		129.98	63,430
FFL	1ST FLOOR	924	924		126.10	116,519
GAR	GARAGE	0	768		50.41	38,714
HST	HALF STORY	384	768		63.05	48,423
OPF	OPEN PORCH	0	48		13.14	631
PAT	PATIO	0	600		6.31	3,783
SFL	2ND FLOOR	924	924		126.10	116,519
Ttl Gross Liv / Lease Area		2,720	5,932	3,359		423,579

