

State Use 101
Print Date 12-13-2022 9:13:52 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
RAHMANI-KIA KAMYAR 14 BENT TREE DR EAST LONGMEADOW MA 01028 GIS ID F_391433 2848341												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		369600		369,600															
												RES LAND		101		142800		142,800															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		16800		16,800															
				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		529,200		529,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
RAHMANI-KIA KAMYAR HOFFMAN SCOTT M PARKER ROBERT K +, GOURLEY GORDON H + CZUPRYNA				20374 0454		08-01-2014		Q		I		470,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				16157 0307		08-24-2006		U		I		530,000		2022		101		338,300		2021		101		324,500		2020		101		311,800			
				08080 0405		06-16-1992		U		I		378,000				101		145,200				101		134,800				101		134,800			
				06051 0036		04-04-1986		U		V		37,900				101		16,800				101		16,800				101		16,800			
				05788 0116		04-03-1985		U		I		0		1																			
										Total		500,300		Total		476,100		Total		463,400													
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												Appraised BLDG. Value (Card)										369,600					
ASSESSING NEIGHBORHOOD																		Appraised Xf (B) Value (Bldg)										0					
Nbhd			Nbhd Name						Tracing			Batch			Appraised Ob (B) Value (Bldg)										16,800								
0001									101			NV			Appraised Land Value (Bldg)										142,800								
NOTES																		Special Land Value										0					
																		Total Appraised Parcel Value										529,200					
																		Valuation Method										C					
																		Adjustment															
																		Net Total Appraised Parcel Value										529,200					
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					
201801247		04-11-2018		91		INSULATION		3,500		04-06-2015		0		06-03-2016		REPLACE ENTRY D		06-03-2016						317		15		PERMIT VISIT					
201402000		06-23-2014		12		REROOF		12,500		100				04-06-2015				317		15						317		15		PERMIT VISIT			
174		06-17-2010		MN		Manual Note		4,076										01-14-2011								317		15		PERMIT VISIT			
321		12-18-2009		20		WOOD STOVE		25										02-16-2010								316		15		PERMIT VISIT			
2		01-01-1990		MN		Manual Note		30,000								ADDITION		06-01-2006								311		1		LEFT NOTICE			
315		10-01-1987		MN		Manual Note		6,000								IG POOL		04-11-2000								247		14		INSPECTED			
104		01-01-1986		MN		Manual Note										SFR		12-21-1999								247		2		MEASURED			
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	2.84	1.250	9	LAND	1.00	NV	1.00			0				1.000	3.55	142,000					
1	101	ONE FAM		RAA						0.110		AC	7,000.00	1.000	0		1.00	NV	1.00			0				1.000	7,000	800					
Total Card Land Units										1.03		AC	Parcel Total Land Area:				1.03				Total Land Value										142,800		

Property Location 14 BENT TREE DR
 Vision ID 5436 Account # 5514

Map ID 76/ 65/ 5/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12-13-2022 9:13:52 A

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	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			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	86.05	
Interior Floor 2			RCN	467,796	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	21	
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St			RCNLD	369,600	
FBM Sqft	789		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	800	29.00	1986	70	0.00	GD	A	1.00	16,200
2	GAZEBO			L	50	18.00	1986	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,596		22.71	36,247
CFL	CATHEDRAL CE	396	396		117.07	46,359
FFL	1ST FLOOR	1,470	1,470		113.63	167,029
GAR	GARAGE	0	1,016		45.41	46,132
HST	HALF STORY	348	696		56.81	39,542
OPF	OPEN PORCH	0	264		11.19	2,954
SFL	2ND FLOOR	1,140	1,140		113.63	129,533
Ttl Gross Liv / Lease Area		3,354	6,578			467,796

