

State Use 101
Print Date 11/14/2023 10:05:39

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FERRENTINO CLAUDIO FERRENTINO CYNTHIA A 10 BENT TREE DR EAST LONGMEADOW MA 01028 GIS ID F_391613_2848362												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	518100		518,100												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	156100		156,100												
												RESIDNTL.		101	19100		19,100												
				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		693,300		693,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FERRENTINO CLAUDIO DESLAURIERS ARMAND P SMITH CZUPRYNA				09695	0465	11-26-1996	U	I	351,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				06958	0477	09-08-1988	U	V	92,500				2023	101	482,300	2022	101	436,800	2021	101	419,300								
				06436	0520	04-01-1987	U	I	43,900				101	142,100	101	144,500	101	134,100											
				05788	0116	04-03-1985	U	I	0				101	17,800	101	17,800	101	17,800											
				Total									Total		642,200		Total		599,100		Total		571,200						
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																													
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 518,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 19,100 Appraised Land Value (Bldg) 156,100 Special Land Value 0 Total Appraised Parcel Value 693,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 693,300																	
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				NV																			
NOTES																													
												VISIT / CHANGE HISTORY																	
												Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpose/Result	
												63	04-01-1989	MN	Manual Note		15,000					POOL I	06-25-2018			333	2	MEASURED	
																							09-21-2010			311	2	MEASURED	
																							06-01-2006			311	1	LEFT NOTICE	
																							12-22-1999			247	3	MEAS+INSPCTD	
											06-22-1992			131	1	LEFT NOTICE													
											01-23-1990			105	4	INFO AT DOOR													
											12-01-1988			107	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				40,023	SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,100							
Total Card Land Units							0.92	AC	Parcel Total Land Area: 0.92							Total Land Value							156,100						

Property Location 10 BENT TREE DR
 Vision ID 5435 Account # 5513

Map ID 76/ 64/ 4/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	26	WOOD	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.51
Interior Floor 1	3	HARDWOOD	RCN		616,747
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		2005
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		16
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		84
Extra Kitchens	0		RCNLD		518,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1024		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	576	29.00	1989	70	0.00	GD	G	1.25	14,600
19	PATIO			L	800	8.00	1989	70	0.00	GD	A	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,560		23.73	60,761	
FFL	1ST FLOOR	2,560	2,560		118.67	303,805	
GAR	GARAGE	0	768		47.44	36,433	
OPF	OPEN PORCH	0	24		9.89	237	
SFL	2ND FLOOR	1,816	1,816		118.67	215,511	
Ttl Gross Liv / Lease Area		4,376	7,728			616,747	

