

Property Location

14 BENT TREE DR

Map ID

76/ 65/ 5/ 1

Bldg Name

State Use

101

Vision ID

5436

Account #

5514

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:05:49

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RAHMANI-KIA KAMYAR 14 BENT TREE DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	402300	402,300												
						RES LAND	101	156800	156,800												
						RESIDNTL.	101	16900	16,900												
		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_391433_2848341						Total				576,000	576,000										
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	1	2023	101	369,600	2022	101	338,300	2021	101	324,500				
		08080	0405	06-16-1992	U	I	378,000		101	142,800	101	145,200	101	134,800							
		06051	0036	04-04-1986	U	V	37,900		101	16,800	101	16,800									
		05788	0116	04-03-1985	U	I	0		Total		529,200	Total		500,300	Total		476,100				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 402,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,900 Appraised Land Value (Bldg) 156,800 Special Land Value 0 Total Appraised Parcel Value 576,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 576,000												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		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							
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		04-06-2015			100	06-03-2016	04-06-2015			317	15	PERMIT VISIT					
174	06-17-2010	MN	Manual Note	4,076		01-14-2011					01-14-2011			317	15	PERMIT VISIT					
321	12-18-2009	20	WOOD STOVE	25		02-16-2010					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	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000
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					156,800	

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	
Roof Structure	3	GAMBREL		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate	94.80	
Heat Fuel	2	GAS	RCN	509,223	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	1986	
Bedrooms	4		Effective Year Built	2000	
Full Baths	3		Depreciation Code	GD	
Half Baths	0		Remodel Rating		
Extra Fixtures	2		Year Remodeled		
Total Rooms	10		Depreciation %	21	
Bath Style	G	GOOD	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	79	
FBM Sqft	789		RCNLD	402,300	
FBM Quality	1		Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues	1		Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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	20.00	1986	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,596		24.72	39,456	
CFL	CATHEDRAL CE	396	396		127.44	50,465	
FFL	1ST FLOOR	1,470	1,470		123.69	181,821	
GAR	GARAGE	0	1,016		49.43	50,217	
HST	HALF STORY	348	696		61.84	43,043	
OPF	OPEN PORCH	0	264		12.18	3,216	
SFL	2ND FLOOR	1,140	1,140		123.69	141,004	
Ttl Gross Liv / Lease Area		3,354	6,578			509,223	

