

Property Location		40 BENT TREE DR		Map ID		76/ 69/ 7/ 1		Bldg Name		State Use 101	
Vision ID		5440		Account #		5518		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 10:06:32	

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 GIS ID F_391032_2848540		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed			
						RESIDNTL.	101	361500	361,500			
						RES LAND	101	157000	157,000			
						RESIDNTL.	101	3700	3,700			
		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				522,200	522,200	

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		2023	101	333,300	2022	101	295,100	2021	101	283,300
		07200	0212	06-22-1989	U	I	250,000			101	143,000		101	145,400		101	135,000
		06209	0102	08-29-1986	U	I	196,900			101	2,500		101	1,400		101	1,400
		05940	0117	11-08-1985	U	I	71,800	1	Total		478,800	Total		441,900	Total		419,700

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									
Total																		

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 361,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,700 Appraised Land Value (Bldg) 157,000 Special Land Value 0 Total Appraised Parcel Value 522,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 522,200									
Nbhd		Nbhd Name		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			
202201271 407	04-07-2022 12-07-2006	42 1	REPAIRS PORCH	5,000 48,000	06-09-2022	100 0	06-09-2022	FULL BTH IN BMT.R 15 X 19 SUNROOM	06-09-2022 04-08-2016 03-21-2008 03-14-2008 03-14-2008 03-08-2007 06-08-2006		1	334 317 317 350 350 311 311	15 2 15 15 15 15 3	PERMIT VISIT MEASURED PERMIT VISIT PERMIT VISIT PERMIT VISIT PERMIT VISIT MEAS+INSPCTD			

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				0.140 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	1,000		
Total Card Land Units							1.06 AC	Parcel Total Land Area:							1.06	Total Land Value							157,000

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	Percentage
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		111.76
Interior Floor 2	3	HARDWOOD	RCN		457,622
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	3		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
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		79
Extra Kitchen St			RCNLD		361,500
FBM Sqft	1010		Dep % Ovr		
FBM Quality	5		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	8.00	2007	70	0.00	GD	A	1.00	2,000
02	SHED/FR			L	240	12.00	2017	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,346		30.43	40,965	
EFB	ENCL PORCH	0	259		76.44	19,797	
FFL	1ST FLOOR	1,346	1,346		152.29	204,978	
GAR	GARAGE	0	528		60.86	32,133	
OFP	OPEN PORCH	0	85		16.12	1,371	
SFL	2ND FLOOR	1,040	1,040		152.29	158,378	
Ttl Gross Liv / Lease Area		2,386	4,604			457,622	

