

Property Location		45 BENT TREE DR		Map ID		76/ 70/ 15/ /		Bldg Name		State Use 101	
Vision ID		5442		Account #		5520		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 10:06:54	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BRETON LEO J BRETON CAROLA 45 BENT TREE DR EAST LONGMEADOW MA 01028 GIS ID F_390926_2848855		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	304100	304,100		
						RES LAND	101	157000	157,000		
						RESIDNTL.	101	12600	12,600		
		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		473,700	473,700

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRETON LEO J CZUPRYNA		06239	0152	09-26-1986	U	I	172,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		05788	0116	04-03-1985	U	I	0		2023	101	278,900	2022	101	253,300	2021	101	242,700
									101	143,000		101	145,400		101	135,000	
									101	12,000		101	12,000		101	12,000	
									Total		433,900	Total		410,700	Total		389,700

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																		
Nbhd		Nbhd Name		Tracing		Batch												
0001				101		NV												

NOTES																				
										Appraised BLDG. Value (Card)										304,100
										Appraised Xf (B) Value (Bldg)										0
										Appraised Ob (B) Value (Bldg)										12,600
										Appraised Land Value (Bldg)										157,000
										Special Land Value										0
										Total Appraised Parcel Value										473,700
										Valuation Method										C
										Adjustment										
										Net Total Appraised Parcel Value										473,700

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					
201402821	11-17-2014	91	INSULATION	2,800		0		POOL I SFR	06-26-2018			333	2	MEASURED					
62	04-01-1989	MN	Manual Note	11,820					07-13-2006				311	14	INSPECTED				
88	01-01-1986	MN	Manual Note						06-13-2006				311	2	MEASURED				
									04-03-2000				247	14	INSPECTED				
								12-22-1999				247	2	MEASURED					
								06-22-1992				131	3	MEAS+INSPCTD					
									01-23-1990			105	15	PERMIT 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	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	2.00	
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	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	116.03	
Interior Floor 2	3	HARDWOOD	RCN	384,980	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1986	
AC Type	01	NONE	Effective Year Built	2000	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		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	304,100	
FBM Sqft			Dep % Ovr		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1989	70	0.00	GD	A	1.00	10,400
02	SHED/FR			L	180	12.00	1989	70	0.00	GD	A	1.00	1,500
25	GRNHSE-G			L	48	23.00	2016	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		29.60	34,095	
FFL	1ST FLOOR	1,152	1,152		148.24	170,773	
GAR	GARAGE	0	588		59.25	34,836	
OFP	OPEN PORCH	0	64		13.90	889	
SFL	2ND FLOOR	900	900		148.24	133,416	
WDK	WOOD DECK	0	368		29.81	10,970	
Ttl Gross Liv / Lease Area		2,052	4,224			384,980	

