

Property Location

73 BENT TREE DR

Map ID

76/ 74/ 13/ /

Bldg Name

State Use

101

Vision ID

5446

Account #

5524

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:07:35

| CURRENT OWNER                                                                              |                   | TOPO TYPE   | UTILITY           | STREET    | LOCATION                                                        | CURRENT ASSESSMENT |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        | 1006<br>EAST LONGMEADOW |         |         |          |                |                  |                 |          |               |            |         |
|--------------------------------------------------------------------------------------------|-------------------|-------------|-------------------|-----------|-----------------------------------------------------------------|--------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|---------|---------|----------|----------------|------------------|-----------------|----------|---------------|------------|---------|
| GOODWIN JAMES R JR<br>GOODWIN GAIL E<br>73 BENT TREE DRIVE<br><br>EAST LONGMEADOW MA 01028 |                   |             |                   |           |                                                                 | Description        | Code       | Appraised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessed               |                         |         |         |          |                |                  |                 |          |               |            |         |
|                                                                                            | TOPO WET          | EASEMENT    | TRAFFIC           | CORNER    | RESIDNTL.                                                       | 101                | 454300     | 454,300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                         |         |         |          |                |                  |                 |          |               |            |         |
|                                                                                            | DRAINAGE          |             | VIEW              | COMMUNITY | RES LAND                                                        | 101                | 156800     | 156,800                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                         |         |         |          |                |                  |                 |          |               |            |         |
|                                                                                            | SUPPLEMENTAL DATA |             |                   |           |                                                                 |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                         |         |         |          |                |                  |                 |          |               |            |         |
| Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed                 |                   |             |                   |           | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                         |         |         |          |                |                  |                 |          |               |            |         |
| GIS ID F_390578_2848820                                                                    |                   |             |                   |           |                                                                 | Total              |            | 611,100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 611,100                |                         |         |         |          |                |                  |                 |          |               |            |         |
| RECORD OF OWNERSHIP                                                                        |                   | BK-VOL/PAGE | SALE DATE         | Q/U       | V/I                                                             | SALE PRICE         | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                         |         |         |          |                |                  |                 |          |               |            |         |
| GOODWIN JAMES R JR<br>SMITH<br>CARLIN<br>SMITH<br>CIRIELLO                                 | 06971             | 0552        | 09-22-1988        | U         | I                                                               | 85,000             | 1F         | Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Code                   | Assessed                | Year    | Code    | Assessed | Year           | Code             | Assessed        |          |               |            |         |
|                                                                                            | 06924             | 0231        | 08-04-1988        | U         | I                                                               | 327,325            | 1B         | 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 101                    | 416,600                 | 2022    | 101     | 379,900  | 2021           | 101              | 364,000         |          |               |            |         |
|                                                                                            | 06924             | 0230        | 08-04-1988        | U         | I                                                               | 1                  |            | 101                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 142,800                | 101                     | 145,200 | 101     | 134,800  |                |                  |                 |          |               |            |         |
|                                                                                            | 06650             | 0366        | 10-13-1987        | U         | I                                                               | 65,000             |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                         |         |         |          |                |                  |                 |          |               |            |         |
| 05940                                                                                      | 0117              | 11-08-1985  | U                 | V         | 71,800                                                          |                    | Total      | 559,400                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Total                  | 525,100                 | Total   | 498,800 |          |                |                  |                 |          |               |            |         |
| 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                                                                                      |                   |             |                   |           |                                                                 |                    |            | <div>APPRaised VALUE SUMMARY</div> <div> <div>Appraised BLDG. Value (Card)</div> <div>454,300</div> </div> <div> <div>Appraised Xf (B) Value (Bldg)</div> <div>0</div> </div> <div> <div>Appraised Ob (B) Value (Bldg)</div> <div>0</div> </div> <div> <div>Appraised Land Value (Bldg)</div> <div>156,800</div> </div> <div> <div>Special Land Value</div> <div>0</div> </div> <div> <div>Total Appraised Parcel Value</div> <div>611,100</div> </div> <div> <div>Valuation Method</div> <div>C</div> </div> <div> <div>Adjustment</div> <div></div> </div> <div> <div>Net Total Appraised Parcel Value</div> <div>611,100</div> </div> |                        |                         |         |         |          |                |                  |                 |          |               |            |         |
| 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 |                  |                 |          |               |            |         |
| 201803085                                                                                  | 09-12-2018        | 42          | REPAIRS           | 3,000     | 05-24-2019                                                      | 100                | 05-24-2019 | BEAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 05-24-2019             |                         |         | 400     | 3        | MEAS+INSPCTD   |                  |                 |          |               |            |         |
| 201802785                                                                                  | 09-12-2018        | 7           | REMODEL           | 38,201    | 05-24-2019                                                      | 100                | 05-24-2019 | 2ND FL MSTR BATH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 05-04-2017             |                         |         | 317     | 15       | PERMIT VISIT   |                  |                 |          |               |            |         |
| 201601160                                                                                  | 04-07-2016        | 21          | SIDING            | 60,000    | 05-04-2017                                                      | 100                | 05-04-2017 | INC WINDOWS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 04-03-2007             |                         |         | 250     | 22       | MAILER SENT    |                  |                 |          |               |            |         |
| 361                                                                                        | 12-01-1987        | MN          | Manual Note       | 200,000   |                                                                 |                    |            | SFR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 08-03-2006             |                         |         | 311     | 14       | INSPECTED      |                  |                 |          |               |            |         |
|                                                                                            |                   |             |                   |           |                                                                 |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 06-15-2006             |                         |         | 311     | 2        | MEASURED       |                  |                 |          |               |            |         |
|                                                                                            |                   |             |                   |           |                                                                 |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 02-15-2000             |                         |         | 247     | 14       | INSPECTED      |                  |                 |          |               |            |         |
|                                                                                            |                   |             |                   |           |                                                                 |                    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 12-22-1999             |                         |         | 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 |

Property Location 73 BENT TREE DR  
 Vision ID 5446 Account # 5524

Map ID 76/ 74/ 13/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

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 Print Date 11/14/2023 10:07:36

| 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     | 100         |
| Roof Structure      | 1    | GABLE       |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     | COST / MARKET VALUATION         |             |             |
| Interior Wall 2     |      |             | Adj Base Rate                   |             | 94.17       |
| Interior Floor 1    | 3    | HARDWOOD    | RCN                             |             | 499,207     |
| Interior Floor 2    | 4    | CARPET      | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS         | Year Built                      |             | 1987        |
| Heat Type           | 1    | FORCED H/A  | Effective Year Built            |             | 2012        |
| AC Type             | 03   | FULL        | Depreciation Code               |             | EX          |
| Bedrooms            | 6    |             | Remodel Rating                  |             | 03          |
| Full Baths          | 3    |             | Year Remodeled                  |             | 2018        |
| Half Baths          | 0    |             | Depreciation %                  |             | 9           |
| Extra Fixtures      | 1    |             | Functional Obsol                |             |             |
| Total Rooms         | 11   |             | External Obsol                  |             |             |
| Bath Style          | G    | GOOD        | Cost Trend Factor               |             | 1           |
| Half Bath Style     |      |             | Condition                       |             |             |
| Kitchens            | 1    |             | % Complete                      |             |             |
| Kitchen Style       | G    | GOOD        | Overall % Condition             |             | 91          |
| Extra Kitchens      | 0    |             | RCNLD                           |             | 454,300     |
| Extra Kitchen St    |      |             | Dep % Ovr                       |             |             |
| FBM Sqft            |      |             | Dep Ovr Comment                 |             |             |
| FBM Quality         |      |             | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |             | 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 |
| GEN                                                                | GENERATO    |    |          | L<br>B | 1     | 0.00       | 2012   | 100<br>91 | 1.00 | AV   | A   | 1.00 | 0          |

| BUILDING SUB-AREA SUMMARY SECTION |              |        |       |          |           |                |  |
|-----------------------------------|--------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description  | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT     | 0      | 1,740 |          | 24.09     | 41,922         |  |
| CFL                               | CATHEDRAL CE | 168    | 168   |          | 124.05    | 20,840         |  |
| FFL                               | 1ST FLOOR    | 1,582  | 1,582 |          | 120.47    | 190,576        |  |
| GAR                               | GARAGE       | 0      | 528   |          | 48.14     | 25,418         |  |
| HST                               | HALF STORY   | 264    | 528   |          | 60.23     | 31,803         |  |
| OPF                               | OPEN PORCH   | 0      | 56    |          | 12.91     | 723            |  |
| SFL                               | 2ND FLOOR    | 1,302  | 1,302 |          | 120.47    | 156,845        |  |
| TQS                               | 3/4 STORY    | 210    | 280   |          | 90.35     | 25,298         |  |
| WDK                               | WOOD DECK    | 0      | 240   |          | 24.09     | 5,782          |  |
| Ttl Gross Liv / Lease Area        |              | 3,526  | 6,424 |          |           | 499,207        |  |

