

Property Location

95 BENT TREE DR

Map ID

76/ 76/ 12/ /

Bldg Name

State Use

101

Vision ID

5448

Account #

5526

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:07:57

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NARDI PAUL A NARDI MELANIE A 95 BENT TREE DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	473800	473,800												
						RES LAND	101	158000	158,000												
						RESIDNTL.	101	3100	3,100												
		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_390368_2848828						Total 634,900 634,900															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NARDI PAUL A NOREEN CLIFFORD M DOWD LAURA DOWD JAMES J MORRISETTE		23292	0352	07-01-2020	U	I	500,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		08831	0204	05-16-1994	U	I	360,000	1A	2023	101	434,700	2022	101	394,400	2021	101	378,000				
		07531	0437	08-24-1990	U	I	1		101	144,000	101	146,400	101	136,000							
		06402	0399	02-27-1987	U	I	57,500		101	2,400	101	2,400									
		06402	0397	02-27-1987	U	I	35,900		Total 581,100		Total 543,200		Total 516,400								
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) 473,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,100 Appraised Land Value (Bldg) 158,000 Special Land Value 0 Total Appraised Parcel Value 634,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 634,900												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
B-23-495 COMP 7/27/23																					
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							
B-23-495	07-11-2023	62	SOLAR	21,753		0	07-27-2023	12 PANELS	06-26-2018			333	2	MEASURED							
202200936	03-21-2022	91	INSULATION	5,586		0		SFR	06-29-2006			311	3	MEAS+INSPCTD							
38	03-29-1999	11	POOL	3,500					06-15-2006			311	1	LEFT NOTICE							
345	11-01-1987	MN	Manual Note	230,000					02-08-2000			247	14	INSPECTED							
									12-22-1999			247	2	MEASURED							
									11-10-1999			247	15	PERMIT VISIT							
									06-22-1991			131	1	LEFT NOTICE							
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				0.280 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	2,000
Total Card Land Units							1.20 AC	Parcel Total Land Area: 1.20							Total Land Value 158,000						

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	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2	4	VINYL	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		92.54
Interior Floor 1	4	CARPET	RCN		538,454
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		12
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		88
Extra Kitchens	0		RCNLD		473,800
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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1999	70	0.00	GD	G	1.25	1,400
22	WOOD DK			L	128	15.00	1999	70	0.00	GD	G	1.25	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,868		25.25	47,162	
CFL	CATHEDRAL CE	396	396		129.92	51,449	
EPF	ENCL PORCH	0	42		63.05	2,648	
FFL	1ST FLOOR	1,472	1,472		126.10	185,622	
GAR	GARAGE	0	884		50.50	44,640	
OPF	OPEN PORCH	0	32		11.82	378	
PAT	PATIO	0	170		6.68	1,135	
SFL	2ND FLOOR	1,532	1,532		126.10	193,188	
WDK	WOOD DECK	0	484		25.27	12,232	
Ttl Gross Liv / Lease Area		3,400	6,880			538,454	

