

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
FERRENTINO JOSEPH FERRENTINO VINCENZA 109 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380737_2844614												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	474800		474,800															
												RES LAND		101	153000		153,000															
				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		627,800		627,800																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																			
FERRENTINO JOSEPH DAVIS JOHN + STEPHEN A, ASM + CO INC				18329	0156	06-09-2010	U	V	110,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				09348	0266	12-27-1995	U	V	745,000		1	2023	101	441,500	2022	101	398,200	2021	101	382,200												
				00000	0000		U		0				101	137,900		101	140,500		101	130,200												
													Total	579,400	Total		538,700	Total		512,400												
EXEMPTIONS				OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																						
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																			
Total																																
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name		Tracing				Batch																								
0001				101				NV																								
NOTES																																
FY2012 SUB 1076-LOT X1-1R-BOOK PLANS 359-86,1475 SF TO PARCEL 30-31-25 MAP CHANGED TO REFLECT SUB DIV-BK 18870 P275 DATED 8/5/11														Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value						474,800 0 0 153,000 0 627,800 C 627,800												
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									
196		07-08-2010		2	DWELLING		320,000							OC 11/29/2010 80X		03-15-2018 11-23-2010					333 400	2 25	MEASURED OC 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		MULT				32,146 SF		3.81	1.250	9	LAND	1.00	NV	1.00			0			1.000	4.76	153,000								
Total Card Land Units														0.74		AC	Parcel Total Land Area: 0.74				Total Land Value										153,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
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	16	STONE VENR	101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	107.86	
Interior Floor 2	6	CERAMIC TL	RCN	510,548	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2010	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	7	
Total Rooms	0		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	93	
Extra Kitchen St			RCNLD	474,800	
FBM Sqft	706		Dep % Ovr		
FBM Quality	5		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,412		30.36	42,862	
CFL	CATHEDRAL CE	488	488		156.67	76,453	
FFL	1ST FLOOR	924	924		151.99	140,442	
GAR	GARAGE	0	768		60.76	46,662	
HST	HALF STORY	384	768		76.00	58,366	
OPF	OPEN PORCH	0	48		15.83	760	
PAT	PATIO	0	600		7.60	4,560	
SFL	2ND FLOOR	924	924		151.99	140,442	
Ttl Gross Liv / Lease Area		2,720	5,932			510,548	

