Property Location 57 BENT TREE DR | Map ID 76/ 72/ 14/ / | Bldg Name | State Use 101
Vision ID 5444 | Account # 5522 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 12:52:05

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MANFERDINI ERNEST F				
MANFERDINI PATRICIA B	TOPO WET	EASEMENT	TRAFFIC	CORNER
57 BENT TREE DR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_390752_2848838

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	413100	413,100
RES LAND	101	156800	156,800
RESIDNTL.	101	2300	2,300
Total		572,200	572,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MANFERDINI ERNEST F	06037	0133	03-19-1986	U	V	35,900	
CZUPRYNA	05788	0116	04-03-1985	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	381,700	2023	101	354,700	2022	101	324,200
	101	156,800		101	142,800		101	145,200
	101	2,300		101	1,400		101	1,400
	Total	540,800		Total	498,900		Total	470,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	413,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,300
Appraised Land Value (Bldg)	156,800
Special Land Value	0
Total Appraised Parcel Value	572,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	572,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-26-2018			333	2	MEASURED
06-29-2006			311	14	INSPECTED
06-15-2006			311	2	MEASURED
02-09-2000			247	14	INSPECTED
12-22-1999			247	2	MEASURED
03-10-1993			131	15	PERMIT VISIT
03-19-1992			170	3	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				0.120	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	800
						Total Card Land Units	1.04	AC	Parcel Total Land Area:	1.04												Total Land Value	156,800

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	8	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

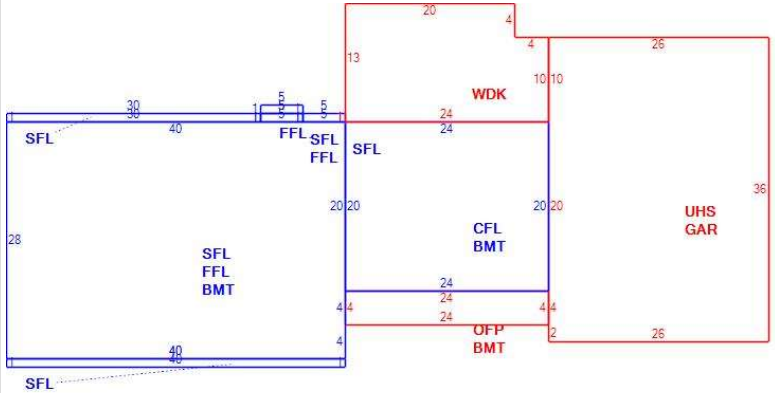
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	105.24
RCN	522,921
Net Other Adj	
Year Built	1987
Effective Year Built	2000
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	79
RCNLD	413,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
02	SHED/FR			L	180	12.00	1987	70	0.00	GD	V	1.50	2,300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,696		26.86	45,547
CFL	CATHEDRAL CE	480	480		138.28	66,373
FFL	1ST FLOOR	1,130	1,130		134.36	151,824
GAR	GARAGE	0	936		53.69	50,250
OFP	OPEN PORCH	0	96		14.00	1,344
SFL	2ND FLOOR	1,200	1,200		134.36	161,229
UHS	UNFIN HALF STORY	0	936		40.34	37,755
WDK	WOOD DECK	0	320		26.87	8,599
	Ttl Gross Liv / Lease Area	2,810	6,794			522,921