

State Use 101
Print Date 11/22/2025 9:08:31 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
FERRENTINO CLAUDIO FERRENTINO CYNTHIA A 10 BENT TREE DR EAST LONGMEADOW MA 01028 GIS ID F_391613_2848362												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		597600		597,600																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		156100		156,100																	
												RESIDNTL.		101		19100		19,100																	
				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#																													
										Total		772,800		772,800																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
FERRENTINO CLAUDIO DESLAURIERS ARMAND P SMITH CZUPRYNA				09695 0465		11-26-1996		U		I		351,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				06958 0477		09-08-1988		U		V		92,500				2025		101		559,600		2024		101		518,100		2023		101		482,300			
				06436 0520		04-01-1987		U		I		43,900						101		156,100				101		156,100				101		142,100			
				05788 0116		04-03-1985		U		I		0								101		19,100				101		19,100				101		17,800	
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												APPROAISED VALUE SUMMARY																			
Nbhd		Nbhd Name						Tracing				Batch				Appraised BLDG. Value (Card)										597,600									
0001								101				NV				Appraised Xf (B) Value (Bldg)										0									
NOTES																				Appraised Ob (B) Value (Bldg)										19,100					
																				Appraised Land Value (Bldg)										156,100					
																				Special Land Value										0					
																				Total Appraised Parcel Value										772,800					
																				Valuation Method										C					
																				Adjustment															
																				Net Total Appraised Parcel Value										772,800					
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							
63		04-01-1989		MN		Manual Note		15,000								POOL I		06-25-2018						333		2		MEASURED							
																		09-21-2010						311		2		MEASURED							
																		06-01-2006						311		1		LEFT NOTICE							
																		12-22-1999						247		3		MEAS+INSPECTD							
																		06-22-1992						131		1		LEFT NOTICE							
																		01-23-1990						105		4		INFO AT DOOR							
																		12-01-1988						107		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				40,023	SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,100												
Total Card Land Units								0.92	AC	Parcel Total Land Area: 0.92								Total Land Value								156,100									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor		
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	26	WOOD	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	105.35	
Interior Floor 2	4	CARPET	RCN	711,416	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1988	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	4		Depreciation Code	GV	
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %	16	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	84	
Extra Kitchen St			RCNLD	597,600	
FBM Sqft	1024		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues			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	576	29.00	1989	70	0.00	GD	G	1.25	14,600
19	PATIO			L	800	8.00	1989	70	0.00	GD	A	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,560		27.38	70,088	
FFL	1ST FLOOR	2,560	2,560		136.89	350,438	
GAR	GARAGE	0	768		54.72	42,025	
OPF	OPEN PORCH	0	24		11.41	274	
SFL	2ND FLOOR	1,816	1,816		136.89	248,592	
Ttl Gross Liv / Lease Area		4,376	7,728			711,416	

