

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
COSTA JOSEPH V COSTA JILL A 40 BENT TREE DR EAST LONGMEADOW MA 01028 GIS ID F_391032_2848540										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	415500				415,500						
										RES LAND		101	157000		157,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3700				3,700						
				SUPPLEMENTAL DATA								Total		576,200		576,200									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
COSTA JOSEPH V MANFERDINI JILL A GELINAS JOYA GELINAS ,JOYA PAPAZOGOLOU				25772	0180	02-27-2025	U	I			100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20713	0496	05-21-2015	Q	I			389,900		00	2025	101	389,700	2024	101	361,500	2023	101	333,300			
				14138	0505	04-28-2004	U	I			360,000				101	157,000		101	157,000		101	143,000			
				07200	0212	06-22-1989	U	I			250,000				101	3,700		101	3,700		101	2,500			
				06209	0102	08-29-1986	U	I			196,900				Total		550,400	Total		522,200	Total		478,800		
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																									
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name						Tracing			Batch														
0001								101			NV														
NOTES																									
REAR FENCED, EST																									
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			
202201271 407		04-07-2022 12-07-2006		42 1	REPAIRS PORCH		5,000 48,000		06-09-2022		100 0		06-09-2022		FULL BTH IN BMT.R 15 X 19 SUNROOM		06-09-2022		1	334	15	PERMIT VISIT			
																	04-08-2016			317	2	MEASURED			
																	03-21-2008			317	15	PERMIT VISIT			
																	03-14-2008			350	15	PERMIT VISIT			
																	03-14-2008			350	15	PERMIT VISIT			
																	03-08-2007			311	15	PERMIT VISIT			
							06-08-2006	311	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				0.140		AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	1,000
Total Card Land Units								1.06	AC	Parcel Total Land Area:				1.06	Total Land Value										157,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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		131.53
Interior Floor 1	4	CARPET	RCN		525,942
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1986
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		79
Extra Kitchens	0		RCNLD		415,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1010		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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
19	PATIO			L	360	8.00	2007	70	0.00	GD	A	1.00	2,000
02	SHED/FR			L	240	12.00	2017	60	0.00	AV	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,346		34.98	47,081	
EFP	ENCL PORCH	0	259		87.85	22,753	
FFL	1ST FLOOR	1,346	1,346		175.02	235,580	
GAR	GARAGE	0	528		69.94	36,930	
OPF	OPEN PORCH	0	85		18.53	1,575	
SFL	2ND FLOOR	1,040	1,040		175.02	182,023	
Ttl Gross Liv / Lease Area		2,386	4,604			525,942	

