

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		RESIDENTL.		101	541600		541,600												
												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		694,600		694,600													
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	
				09348		0266		12-27-1995		U		V		745,000		1		2025		101		507,300		2024		101		474,800	
				00000		0000				U				0						101		153,000		2023		101		441,500	
																		Total		660,300		Total		627,800		Total		579,400	
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) 541,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 153,000 Special Land Value 0 Total Appraised Parcel Value 694,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 694,600											
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	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage	0	
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	126.94	
Interior Floor 2	6	CERAMIC TL	RCN	588,738	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2010	
AC Type	03	FULL	Effective Year Built	2017	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	8	
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	92	
Extra Kitchen St			RCNLD	541,600	
FBM Sqft	706		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,412		35.00	49,427	
CFL	CATHEDRAL CE	488	488		180.66	88,162	
FFL	1ST FLOOR	924	924		175.27	161,951	
GAR	GARAGE	0	768		70.06	53,808	
HST	HALF STORY	384	768		87.64	67,304	
OPF	OPEN PORCH	0	48		18.26	876	
PAT	PATIO	0	600		8.76	5,258	
SFL	2ND FLOOR	924	924		175.27	161,951	
Ttl Gross Liv / Lease Area		2,720	5,932			588,738	

