

Property Location: 40 BENJAMIN ST

MAP ID: 1B/ 13/ 646/ /

Bldg Name:

State Use: 104

Vision ID: 1066

Account #1096

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/01/2016 10:01

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
RAY CAROL A 40 BENJAMIN ST EAST LONGMEADOW, MA 01028 Additional Owners:				1 TYPCL						Description		Code						Appraised Value		Assessed Value	
										RESIDENTL.		104						77,500		77,500	
										RES LAND		104						63,700		63,700	
										RESIDENTL.		104		300		300					
SUPPLEMENTAL DATA																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376445_2856236						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
Total										141,500				141,500							

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
RAY CAROL A BENJAMIN PARK REALTY LLC, RAY,CAROL ANN HILL BRIAN A, HILL CHARLES R + SHEILAH M,				19609/ 103 17387/ 128 16537/ 48 11280/ 496 02964/ 0036		12/24/2012 07/10/2008 02/22/2007 07/27/2000 07/16/1963		U	I	100 100 209,900 95,000 0		1F F A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2016	104	76,500		2015	104	82,400		2014	B	83,300	
													2016	104	68,600		2015	104	68,600		2014	L	67,700	
													2016	104	300		2015	104	300		2014	O	300	
													Total:			145,400		Total:			151,300		Total:	

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.	
Total:																							

ASSESSING NEIGHBORHOOD												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing		Batch		
0001/A								104		MF		

NOTES									
GB,GK DOWNSTAIRS SET UP AS 2 FAMILY, HEAT FUEL/TYPE ONE SYSTEM FOR WHOLE HOUSE									

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	
51		03/29/2007		12	REROOF			13,000			0			NVC		12/14/2007				105	15	PERMIT VISIT	
101		05/01/1993		MN	Manual Note			15,000			0			PORCH REP.		04/13/2004				319	14	INSPECTED	
																03/24/2004				AO	22	MAILER SENT	
																11/04/2003				274	2	MEASURED	
																01/17/1994				105	15	PERMIT VISIT	

LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
1	104	TWO FAM			RB				27,000	SF	3.10	0.7600	3	1.0000	1.00	MF	1.00					1.00	2.36	63,700

Total Card Land Units:				0.62		AC	Parcel Total Land Area:				0.62		AC					Total Land Value:				63,700	
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	03		MULTI-FAMILY	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				104	TWO FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		76.81	
Heat Fuel	1		OIL	Replace Cost		143,472	
Heat Type	5		STEAM	AYB		1920	
AC Type	01		NONE	EYB		1968	
Bedrooms	4			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		46	
Total Rooms	8			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	2			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		54	
Basement Floor	12		CONCRETE	Apprais Val		77,500	
Bsmt Garage				Dep % Ovr		0	
Units	2			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	64	7.48	1975	F		AV	60	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	702		15.32	10,753
EFP	ENCL PORCH	0	160		23.04	3,687
FFL	1ST FLOOR	780	780		76.81	59,908
GAR	GARAGE	0	400		30.72	12,289
OFP	OPEN PORCH	0	36		8.53	307
SFL	2ND FLOOR	702	702		76.81	53,917
WDK	WOOD DECK	0	240		10.88	2,611

Ttl. Gross Liv/Lease Area:		1,482	3,020	1,868		143,472
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GAR	20	WDK	12
20		2020	20
	20		12
EFP	20		12
5	26		6 5
SFL	26	FFL	
FFL			6
BMT		1313	13
			6
27		14	
10	6	10	
	OFP		
	6 6 6		



2007 8 13