

Property Location

40 BENJAMIN ST

Map ID

1B/ 13/ 646/ /

Bldg Name

State Use

104

Vision ID

1066

Account #

1096

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:24:52

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
RAY CAROLA 40 BENJAMIN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	104	96500	96,500																										
						RES LAND	104	68900	68,900																										
						RESIDNTL.	104	100	100																										
		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#																													
GIS ID F_376445_2856236						Total				165,500	165,500																								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
RAY CAROLA BENJAMIN PARK REALTY LLC, RAY,CAROL ANN HILL BRIAN A, HILL CHARLES R + SHEILAH M,		19609	0103	12-24-2012	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		17387	0128	07-10-2008	U	I	100	1F	2019	104	94,400	2018	104	77,900	2017	104	77,500																		
		16537	0048	02-22-2007	U	I	209,900			104	67,200		104	67,200		104	63,700																		
		11280	0496	07-27-2000	U	I	95,000	1A		104	100		104	300		104	300																		
		02964	0036	07-16-1963	U	I	0		Total		161700	Total		145400	Total		141500																		
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			0.00																																
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						104		MF																											
NOTES																																			
BUILDING PERMIT RECORD																																			
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				NVC	04-18-2018			333	2	MEASURED																					
101	05-01-1993	MN	Manual Note	15,000				PORCH REP.	12-14-2007			105	15	PERMIT VISIT																					
									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																					
									07-15-1992			131	14	INSPECTED																					
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	104	TWO FAM	RB				27,000 SF	3.36	0.760	3	LAND	1.00	MF	1.00		0		1.000	2.55	68,900															
Total Card Land Units							0.620	AC	Parcel Total Land Area: 0.6198							Total Land Value					68,900														

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	2	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	2	HIP		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2				0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate	74.03	
Heat Fuel	1	OIL	RCN	169,288	
Heat Type	5	STEAM	Net Other Adj		
AC Type	01	NONE	Year Built	1920	
Bedrooms	4		Effective Year Built	1975	
Full Baths	2		Depreciation Code	AV	
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %	43	
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	2		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	57	
FBM Sqft			RCNLD	96,500	
FBM Quality			Dep % Ovr		
Fireplaces	0		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	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	64	7.48	1975	30	0.00	PR	F	0.90	100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	702		18.07	12,688	
EFB	ENCL PORCH	0	160		27.19	4,350	
FFL	1ST FLOOR	780	780		90.63	70,688	
GAR	GARAGE	0	400		36.25	14,500	
OFP	OPEN PORCH	0	36		10.07	363	
SFL	2ND FLOOR	702	702		90.63	63,619	
WDK	WOOD DECK	0	240		12.84	3,081	
Ttl Gross Liv / Lease Area		1,482	3,020	1,868		169,288	

