

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BENNEY ANTONIA 46 BIRCHLAND AV EAST LONGMEADOW MA 01028 GIS ID F_382816_2851034 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	106100		106,100												
												RES LAND		101	84700		84,700												
				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		190,800		190,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BENNEY ANTONIA FLYNN THOMAS E LEDUC SANDRA M LEDUC DAVID P + SANDRA M				22468		0476		12-03-2018		Q		I		192,900		00		Year		Code		Assessed		Year		Code		Assessed	
				09610		0385		09-04-1996		U		I		93,000				2019		101		103,800		2018		101		97,600	
				09537		0214		06-27-1996		U		I		1		1A				101		82,200		2017		101		80,300	
				04334		0177		10-08-1976		U		I		0				Total		186000		Total		179800		Total		172900	
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int			
																		APPRaised VALUE SUMMARY											
																		Appraised BLDG. Value (Card) 106,100											
																		Appraised Xf (B) Value (Bldg) 0											
																		Appraised Ob (B) Value (Bldg) 0											
																		Appraised Land Value (Bldg) 84,700											
																		Special Land Value 0											
																		Total Appraised Parcel Value 190,800											
																		Valuation Method C											
																		Adjustment											
																		Net Total Appraised Parcel Value 190,800											
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	
201602884		11-21-2016		62		SOLAR		8,000		04-05-2017		100		04-05-2017				04-05-2017						317		15		PERMIT VISIT	
201203099		09-19-2012		5		DEMOLITION		3,500								GARAGE		05-30-2013						105		15		PERMIT VISIT	
201200443		02-17-2012		42		REPAIRS		103,366				0				FIRE RESTORATIO		06-05-2012						400		25		OC VISIT	
201102685		09-29-2011		22		TEMP HOUSING		10,000								5/12 STILL ON PRO		05-18-2012						250		22		MAILER SENT	
																		05-11-2012						317		15		PERMIT VISIT	
																		05-11-2012						317		15		PERMIT VISIT	
																		04-06-2012						317		15		PERMIT 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		RC				9,700	SF	8.73	1.000	5	LAND	1.00		MA	1.00			0			1.000		8.73		84,700		
Total Card Land Units								0.223	AC	Parcel Total Land Area: 0.2227								Total Land Value										84,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		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	85.22	
Interior Floor 2			RCN	127,839	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1916	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	2		Depreciation Code	VG	
Full Baths	1		Remodel Rating	05	
Half Baths	1		Year Remodeled	2012	
Extra Fixtures	0		Depreciation %	17	
Total Rooms	5		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	83	
Extra Kitchen St			RCNLD	106,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2001	83	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	562		21.07	11,843	
EFB	ENCL PORCH	0	102		32.14	3,278	
FFL	1ST FLOOR	562	562		105.74	59,426	
OPF	OPEN PORCH	0	40		10.57	423	
SFL	2ND FLOOR	442	442		105.74	46,737	
STG	STORAGE	0	24		44.06	1,057	
WDK	WOOD DECK	0	342		14.84	5,075	
Ttl Gross Liv / Lease Area		1,004	2,074	1,209		127,839	

