

Property Location 95 RIDGE RD

Vision ID 3733

Account # 3797

Map ID 47/ 38/ 67/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 11:13:32

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BENANDER MARK K BENANDER MARY J HYNDMAN 95 RIDGE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	177000	177,000												
						RES LAND	101	105100	105,100												
						RESIDNTL.	101	17800	17,800												
		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_385295_2855524						Total				299,900	299,900										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BENANDER MARK K DENNIS WILLIAM R GRAY CHARLES H, GRIFFIN ARTHUR J +,		21578	0348	02-24-2017	U	I	330,000	1	Year	Code	Assessed	Year	Code	Assessed							
		19909	0238	07-08-2013	U	I	314,000	1	2019	101	172,100	2018	101	159,000							
		15552	0182	12-02-2005	U	I	305,000			101	102,000		101	102,000							
		02619	0433	07-21-1958	U	I	0			101	17,800		101	17,800							
								Total	291900	Total	278800	Total	268900								
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												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)											
0001						101		MG		Appraised Xf (B) Value (Bldg)											
												Appraised Ob (B) Value (Bldg)									
												Appraised Land Value (Bldg)									
												Special Land Value									
												Total Appraised Parcel Value									
												Valuation Method									
												Adjustment									
												Net Total Appraised Parcel Value									
												299,900									
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							
201702550	09-21-2017	91	INSULATION	9,965		0			03-30-2017			317	15	PERMIT VISIT							
201600215	02-03-2016	25	WINDOWS	8,500	03-30-2017	100	03-30-2017	INCLUDES ENTRY	03-17-2017			105	3	MEAS+INSPCTD							
201400548	03-17-2014	11	POOL	35,900	05-23-2014	100	05-23-2014	18X36 INGROUND	05-23-2014			317	15	PERMIT VISIT							
									10-28-2011			317	2	MEASURED							
									09-04-2002			274	3	MEAS+INSPCTD							
									02-19-1992			170	3	MEAS+INSPCTD							
									01-15-1981			500	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	RA				19,467 SF	4.54	1.190	7	LAND	1.00	MG	1.00			0		1.000	5.40	105,100
							Total Card Land Units	0.447	AC	Parcel Total Land Area: 0.4469					Total Land Value						
												105,100									

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	4	SOLID WOOD	Adj Base Rate		86.57
Interior Floor 1	3	HARDWOOD	RCN		252,803
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1953
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	02	PARTIAL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		177,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
41	IMP SHD			L	96	6.90	1965	60	0.00	AV	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	648	29.00	2014	70	0.00	GD	G	1.25	16,400
19	PATIO			L	260	5.75	2014	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,402		21.77	30,524	
FFL	1ST FLOOR	1,402	1,402		109.01	152,837	
HST	HALF STORY	637	1,274		54.51	69,442	
Ttl Gross Liv / Lease Area		2,039	4,078	2,319		252,803	

