

State Use 104
Print Date 11-03-2020 11:13:05

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
RAY CAROL A 40 BENJAMIN ST EAST LONGMEADOW MA 01028 GIS ID F_376445_2856236												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	101800		101,800																				
												RES LAND		104	68900		68,900																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104	100		100																				
				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		170,800		170,800																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
RAY CAROL A 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	2020	104	96,500	2019	104	94,400	2018	104	77,900																	
				16537	0048	02-22-2007	U	I	209,900				104	68,900		104	67,200		104	67,200																	
				11280	0496	07-27-2000	U	I	95,000		1A		104	100		104	100		104	300																	
				02964	0036	07-16-1963	U	I	0																												
												Total		165500		Total		161700		Total		145400															
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																																					
																		Appraised BLDG. Value (Card)										101,800									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										100									
																		Appraised Land Value (Bldg)										68,900									
																		Special Land Value										0									
																		Total Appraised Parcel Value										170,800									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										170,800									
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									
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		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		78.97
Interior Floor 2			RCN		178,516
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1920
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	4		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		101,800
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
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		19.06	13,379	
EFB	ENCL PORCH	0	160		28.67	4,587	
FFL	1ST FLOOR	780	780		95.57	74,541	
GAR	GARAGE	0	400		38.23	15,290	
OFP	OPEN PORCH	0	36		10.62	382	
SFL	2ND FLOOR	702	702		95.57	67,087	
WDK	WOOD DECK	0	240		13.54	3,249	
Ttl Gross Liv / Lease Area		1,482	3,020	1,868		178,516	

